

WARRANTY DEED

STATE OF ALABAMA, Shelby COUNTY.

THIS INDENTURE, made and entered into on this the 27th day of August, 1957, by and between Othar Denard and his wife Mable Denard, parties of the first part, and A. G. Denard and his wife Judith Denard, parties of the second part.

WITNESSETH: That for and in consideration of the sum of One Dollar and other considerations (\$ 1.00) Dollars cash in hand paid by said parties of the second part unto said parties of the first part, the receipt of which sum of money is hereby acknowledged, the said parties of the first part have bargained and sold, and by these presents do grant, bargain, sell, and convey unto the said A. G. Denard and his wife Judith Denard

for and during their joint lives and upon the death of either of them to the survivor of them, in fee simple, the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the NE Corner of the $SE\frac{1}{4}$ of the $SW\frac{1}{4}$ of Section 34, Township 20, Range 3 West and run South 118 feet to point of beginning of said lot herein conveyed: Thence continue South 200 feet, thence turn 90 degrees West a distance of 100 feet, thence North 200 feet to South right of way line of Highway # SACP 460-A (Spur), thence East along said highway # SACP 460-A (Spur) a distance of 100 feet to point of beginning of lot herein described, all being located in $N\frac{1}{2}$ of $SE\frac{1}{4}$ of $SW\frac{1}{4}$ of Section 34, Township 20, Range 3 West. Mineral and mining rights excepted.

It is understood that the purpose of this conveyance is to convey said real estate to the said A. G. Denard and his wife Judith Denard for their joint lives, and that upon the death of either of them the survivor of them shall own the en-

tire fee simple title to said real estate, and that said real estate shall during the time while both the
said A. G. Denard and
Judith Denard

living, be subject to conveyance by deed or mortgage executed by both A. G. Denard
wife Judith Denard

TO HAVE AND TO HOLD said real estate, together with the tenements and appurtenances there-
unto belonging or otherwise appertaining, unto the said A. G. Denard
and Judith Denard
for and during their joint lives and upon the death of either of them to the survivor and the heirs and
assigns of such survivor, in fee simple forever.

And for the consideration aforesaid, said parties of the first part hereby covenant with said parties
of the second part that they are seized of a good and indefeasible estate in fee simple in and to said real
estate; that they have a good and lawful right to sell and convey the same; that the same is free from
any liens or encumbrances, and that they will, and their heirs, executors, and administrators shall for-
ever warrant and defend the title to said real estate unto said parties of the second part, their heirs and
assigns, from and against the lawful title, claims, and demands of any and all persons whomsoever.

IN WITNESS WHEREOF said parties of the first part have hereunto set their hands and affixed
their seals on this the day and year first hereinabove written.

Witness:
John A. Hines, Jr. Othar Denard (L. S.)
Mabel Denard (L. S.)

STATE OF ALABAMA, Shelby COUNTY.
I, John A. Hines, Jr., a Notary Public for the State at Large
for said County, in said State, hereby certify that Othar Denard, and wife Mable Denard
whose name s are signed to the foregoing conveyance, and who are known to me, acknowl-
edged before me on this day that, being informed of the contents of this conveyance they executed
the same voluntarily on the day the same bears date.

Given under my hand this 27th day of August
John A. Hines, Jr. Notary Public

STATE OF ALABAMA, _____ COUNTY.
I, _____, a Notary Public, in
and for said County, in said State, hereby certify that _____
subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and being
sworn, stated that _____

STATE OF ALABAMA, SHELBY COUNTY
I, L.C. Walker, Judge of Probate, hereby certify that the within deed
was filed for record the 27th day of August, 1957 at 2 o'clock, P. M.
and recorded in Book 189 Page 289 and the Mortgage Tax of _____
Deed Tax of _____ has been paid.
_____ Judge of Probate
_____ as a witness in _____ presence.

Given under my hand this _____ day of _____, A. D., 19_____
_____, Notary Public