

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTEEN HUNDRED AND NO/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James A. Spates and wife, Norma Maxine Spates

(herein referred to as grantors) do grant, bargain, sell and convey unto

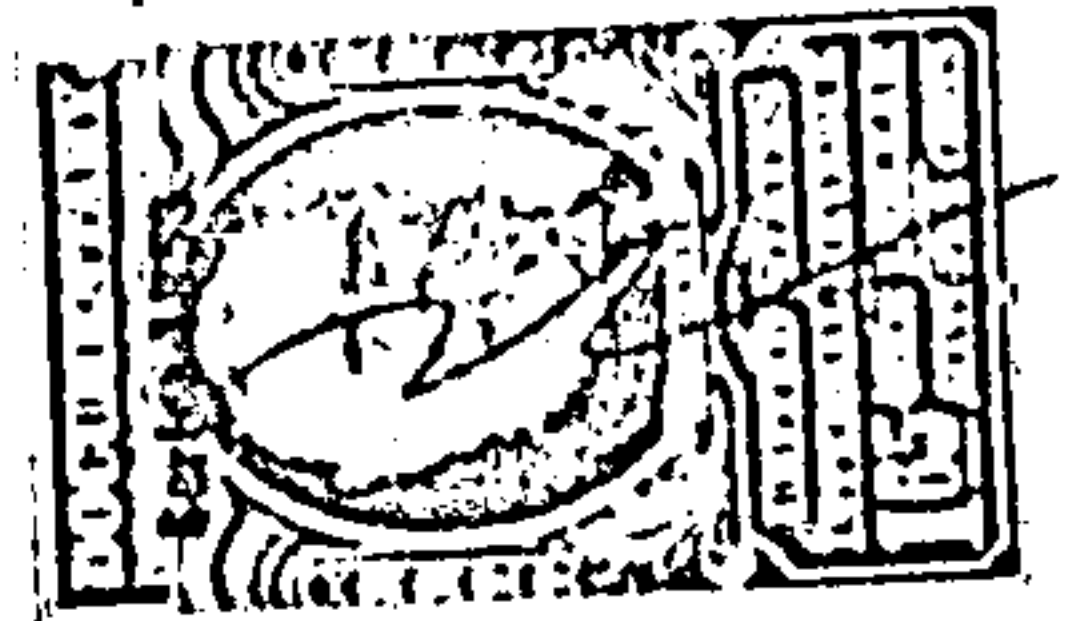
Olden C. Spates and wife, Betty Spates

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

That part of the SE 1/4 of NE 1/4, Section 3, Township 20, Range 2 East, lying East of the Chancellors-Ferry Road and North of a line described as follows: Commence at a point on the east line of Chancellors-Ferry Road at the SW corner of a lot conveyed Aaron N. Channell dated February 14, 1959 recorded in the Probate Office of Shelby County, Alabama in Deed Book 199, page 253; and run thence Southerly along the East boundary of said Chancellors-Ferry Road 472 feet to point of beginning of said south property line; thence run Northeasterly 769 feet to a point on the East boundary of said Quarter Quarter Section which is 777 feet south of the NE corner of said Quarter Quarter Section.

There is excepted from this conveyance that certain lot sold to Aaron Channell by deed recorded in the Probate Office of Shelby County, Alabama in Deed Book 199, page 253; and that certain deed to Winston Henderson dated May 10, 1958, recorded in the Probate Office of Shelby County, Alabama in Deed Book 193, page 211.

It being the express intention of the grantors herein to convey unto grantees all land owned by them in said SE 1/4 of NE 1/4, Section 3, Township 20, Range 2 East lying on the East side of Chancellors-Ferry Road and North of said south property line described above.



TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 12th day of May, 1962.

WITNESS:

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED ON 2/27/62

RECORDED & \$... MTG. TAX & \$... DEED TAX HAS BEEN PD. ON THIS INSTRUMENT:

James A. Spates (James A. Spates)
Norma Maxine Spates (Norma Maxine Spates)

STATE OF ALABAMA }
SHELBY COUNTY }

Conrad M. Fowler
JUDGE OF PROBATE

General Acknowledgment

I, Wales W. Wallace, Jr., a Notary Public in and for said County, in said State, hereby certify that James A. Spates and wife, Norma Maxine Spates whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of May, 1962.

Wales W. Wallace, Jr.
Notary Public.

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