

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 FOUR THOUSAND AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

W. D. Osborn and wife, Alene Osborn

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

Jack Berdell Nelson and wife, Bobby Fay Nelson

(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:

All of the SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 30, Township 18, Range 2 East that lies East of Gum Branch, being 10 acres, more or less.

All of the SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 30, Township 18, Range 2 East that lies Southeast of Gum Branch, being 25 acres, more or less, EXCEPT Highway right of way.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 7/30/62  
RECORDED & \$1.00 MTG. TAX  
& \$4.00 DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

Conrad H. Foulere  
JUDGE OF PROBATE

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 30th day of July, 1962.

WITNESS:

Conrad H. Foulere  
J. P.

W. D. Osborn  
Alene Osborn

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, R. H. Payne, a Notary Public in and for said County, in said State, hereby certify that W. D. Osborn and Alene Osborn

whose name & 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 30th day of July, A. D., 1962.

R. H. Payne  
Notary Public.

221-522