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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 Thirty-two Thousand Five Hundred and No/100----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

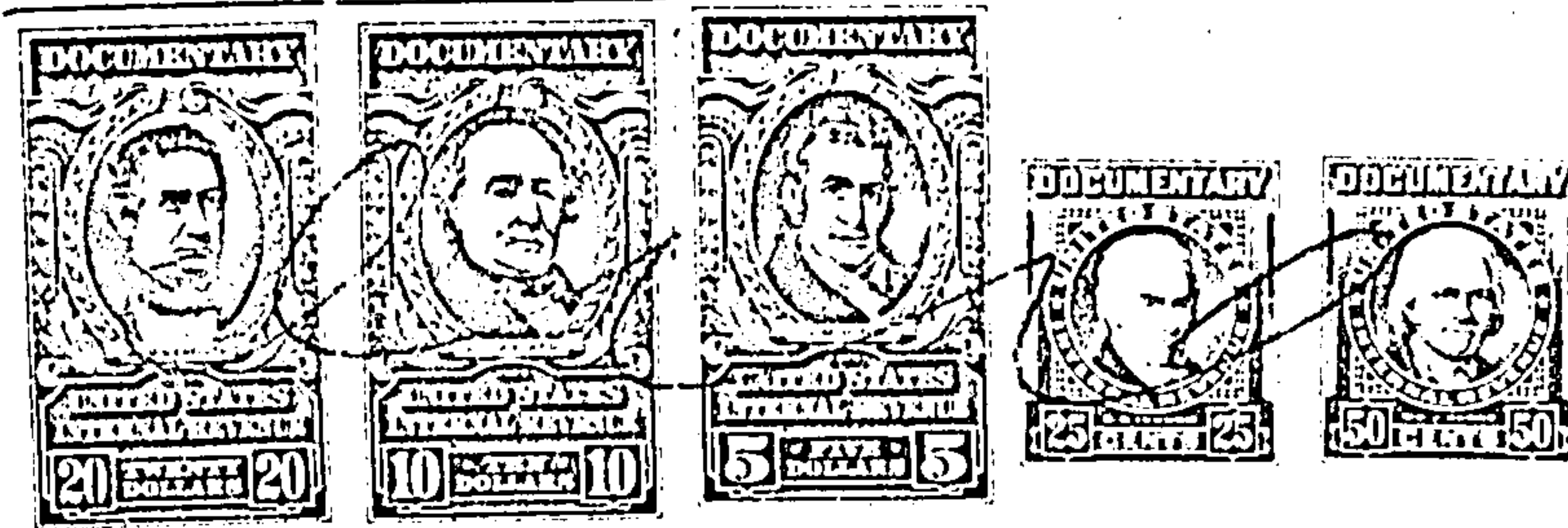
Mark H. Acton, Jr. and wife Minnie Lee Acton
(herein referred to as grantors) do grant, bargain, sell and convey unto

John William Shaffield and wife Vivian Shaffield
(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 Jefferson County, Alabama to-wit:

Lot 41, according to the survey of River Estates,
as recorded in Map Book 4, page 27, in the Office
of the Judge of Probate of Shelby County, Alabama.

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SUBJECT TO: Easements and building line as shown by recorded map.
Easements to Alabama Power Company as shown by instruments recorded in Volume 2756, Page 67, in the Probate Office of Jefferson County, Alabama, and Volume 218, Page 21, and Volume 220, Page 42, in the Probate Office of Shelby County, Alabama.
Easements to Alabama Power Company and Southern Bell Telephone and Telegraph Company as shown by instrument recorded in Volume 6522, Page 144 in the Probate Office of Jefferson County, Alabama, and Volume 214, Page 142, in the Probate Office of Shelby County, Alabama.
Restrictions as to the use of the property as contained in instrument recorded in Volume 218, Page 310, in the Probate Office of Shelby County, Alabama.
Mineral and mining rights incident thereto as recorded in instrument recorded in Volume 4, Page 542, in the Probate Office of Shelby County, Alabama.



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 29th day of March, 1963.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 3/29/63
RECORDED & S. TAX
& 22-58
PD. ON THIS INSTRUMENT.

Mark H. Acton, Jr.
Minnie Lee Acton

STATE OF ALABAMA
JEFFERSON COUNTY
JUDGE OF PROBATE

General Acknowledgment

I, Mark H. Acton, Jr. and wife Minnie Lee Acton, a Notary Public in and for said County, in said State, hereby certify that they are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 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 29th day of March, A. D., 1963.

Notary Public.

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