

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TIT.

N. Birmingham, Alabama

STATE OF ALABAMA

.....SHELBY..... COUNTY

KNOW ALL MEN BY THESE PRESENTS,

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

Dallas Jay Falkner and wife, Myra P. Falkner

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

Thomas K. Roberts and wife, Stella S. Roberts

(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:

A part of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 24, Township 21 South, Range 1 West, more particularly described as follows: Commencing at the NE corner of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West and run along the North line of said forty acres, South 89 deg. 00' West 808.0 feet; thence turn an angle of 90 deg. to the left and run South 1 deg. 00' East along East side of Moon and Robert and Fulton lots 610.0 feet, to the point of beginning of the lot herein described and conveyed; thence turn an angle of 90 deg. to the right and run South 89 deg. 00' West along the South boundary of said Fulton lot 208.4 feet; thence turn an angle of 90 deg. to the left and run South 1 deg. 00' East 50 feet; thence turn an angle of 90 deg. to the right and run South 89 deg. 00' W. 54.4 feet; thence turn an angle of 90 deg. to the left and run South 1 deg. 00' East 95 feet to the NW corner of the Edwin L. Joiner and Martha B. Joiner lot as described in deed recorded in the Probate Office of Shelby County, Alabama in Deed Book 225, page 334; thence turn an angle of 90 deg. to the left and run thence North 89 deg. 00' East along the North boundary of said Joiner lot, 262.80 feet; thence turn an angle of 90 deg. to the left and run thence North 1 deg. 00' West 145 feet to point of beginning. Said lot fronting on Pine Hill Drive.

Grantors further convey to grantees an easement 40 feet in width for use as a right of way over and across existing roadways which was conveyed Frances E. Leonard and wife, Cecile W. Leonard by E. H. Bentley and Era Bentley by deed recorded in the Probate Office of Shelby County, Alabama in Deed Book 202, page 426.

This deed is subject to restrictions contained in deed from E. H. Bentley and wife, Era Bentley to W. W. Rabren recorded in the Probate Office of Shelby County, Alabama, in Deed Book 199, page 122.

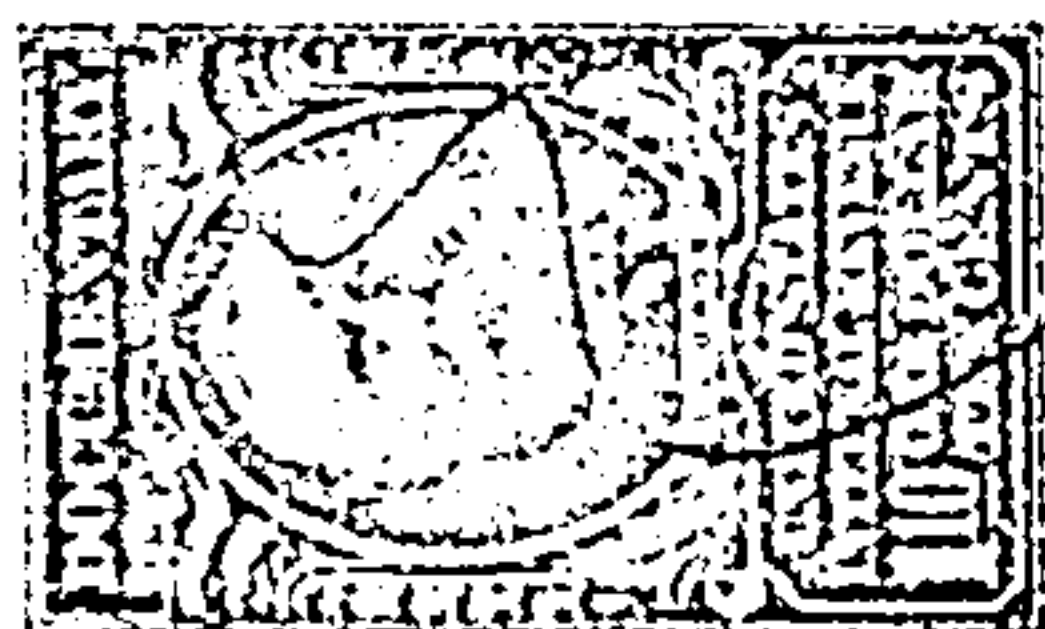
As a part of the consideration hereof, grantees assume and agree to pay municipal assessments on said property, of the City of Columbiana, Alabama.

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 6th day of July, 1963

WITNESS:



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON: 8 AM
7/18 1963
RECORDED & S. L. MTG. TAX
& S. L. DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Dallas Jay Falkner (Seal)
(Dallas Jay Falkner)
Myra P. Falkner (Seal)
(Myra P. Falkner)
(Seal)

STATE OF ALABAMA

.....SHELEY..... COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Dallas Jay Falkner and wife, Myra P. Falkner
whose name s 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 6th day of July, 1963.

Charles C. Lawrence
Notary Public.

BOOK 226 PAGE 68