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WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS;

That for and in consideration of FIVE DOLLARS AND OTHER CONSIDERATIONS to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged we, Luther F. Rochester and wife, Clara B. Rochester, grantors herein, do grant, bargain, sell and convey unto John M. Rochester and wife, Evie M. Rochester, GRANTEES herein, 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:

TRACT ONE

A tract or parcel of land in the Southeast corner of the Northeast Quarter of the Northeast Quarter and on the East side of the Southeast of the Northeast Quarter of Section 2, Township 24 and Range 12 East, being one acre in width ( 209 feet approximately) and 1577 feet in length, and being more particularly described as follows: To establish a beginning point start at the Southwest corner of Section 23, Township 22 and Range 3 West and run South 88 degrees East 397.3 feet; thence Sout 5 degrees East 937 feet on and along the common property line of property owned as of this date by Pear Reynolds and property of Luther F. Rochester and wife, Clara B. Rochester, grantors herein, to a point on said common property line marked by an iron stob; thence from this point as a beginning point continue South on and along the aforesaid common property line for a distance of 1,577 feet to the point where the said common property line intersects the North right of way line of the Calera-Montevallo Highway #25; thence run South 82 degrees West on and along the North right of way of said Calera-Montevallo Highway #25 for a distance of one acre (209 feet approximately) to a point marked by an iron stob; thence from this point run Northerly in a straight line for a distance of 1,577 feet to a point also marked by an iron stob, and thence run Easterly for a distance of



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one acre (209 feet approximately) to the point of beginning, all in the East half of the Southeast Quarter of the Northeast Quarter and in the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 2, Township 24 and Range 12 East.

#### TRACT TWO

Also, a tract or parcel of land 120 square in the Northwest Quarter of the Northwest Quarter of Section 1, Township 24 and Range 12 East, and described as follows: To establish a starting point begin at the Southwest corner of Section 23, Township 22 and Range 3 West and run 88 degrees East 397.3 feet; thence run South 5 degrees East 1357 feet on and along the common property line of property owned as of this date by Pearl Reynolds and property of Luther F. Rochester and wife, Clara B. Rochester, grantors herein, to a point on said common property line marked by an iron stob; thence from this point as a starting point run North 85 degrees East 120 feet; thence South 5 degrees East for 120 feet; thence South 85 degrees West for 120 feet, and thence Northerly on and along the aforesaid common property line for 120 feet to the point of beginning, being in the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 1, Township 24 and Range 12 East.

#### TRACT THREE

Also, a tract or parcel of land in the East half of Section 27 and West Fourth of Section 26, in Township 22 and Range 3 West and in the Northern part of the Northeast Quarter of the Northeast Quarter of Section 2, Township 24 and Range 12 East, and being more particularly described as follows: To establish a starting point, begin at the Southwest corner of Section 23, Township 22 and Range 3 West and run 88 degrees East for 397.3 feet; thence from this point run South 5 degrees East on and along the common property line of property owned as of this date by Pearl Reynolds and property of Luther F. Rochester and wife, Clara B. Rochester, grantors herein, for a distance of 937 feet to the on said common property marked by an iron stob; thence run Westerly for a distance of one acre (209 feet approximately) to an iron stob; said point being the Northwest corner of property conveyed in Tract One herein; thence from this point run in a straight line Northwesterly to the point where the Northeast corner of the J. D. Smith property intersects the Freeman-Bason line; thence run South 85 degrees

West 1650 feet on and along the common property line of property owned as of this date by J. D. Smith and property of Luther F. Rochester and wife, Clara B. Rochester, grantors herein; thence North 3 degrees West for 555 feet to a corner iron stob, and thence North 88 degrees 20 minutes East for 2,640 feet on and along the common property line of property owned as of this date by J. D. Smith and property of Luther F. Rochester and wife, Clara B. Rochester, grantors herein, to the point of beginning, all a part of the East half of Section 27 and West Fourth of Section 26, in Township 22 and Range 3 West and of the North half of the Northeast Quarter of the Northeast Quarter of Section 2, Township 24 and Range 12 East, all tracts conveyed herein being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death 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 we do for ourselves and for our heirs, executors and administrators covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS this the 9th day of September 1963.

Luther F. Rochester (L.S.)

Clara B. Rochester (L.S.)



STATE OF ALABAMA

SHELBY COUNTY

I, Elsie L. Kendrick, A Notary Public, in and for said County and State, hereby certify that Luther F. Rochester and wife, Clara B. Rochester, 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 this the <sup>17<sup>th</sup></sup>~~9<sup>th</sup>~~ day of September 1963.

Elsie L. Kendrick  
Notary Public

STATE OF ALABAMA

SHELBY COUNTY

I, Elsie L. Kendrick, a Notary Public in and for said County and State, hereby certify that on the date hereof, came before me the within named Clara B. Rochester, who is known to me to be the wife of the within named Luther F. Rochester, who, beign examined separate and apart from the husband, touching her signature to the within conveyance, acknowledged before me on this day that being informed of hbe contents of hbe conveyance, she signed the same voluntarily and of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand this the <sup>17<sup>th</sup></sup>~~9<sup>th</sup>~~ day of September 1963.

Elsie L. Kendrick  
Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON  
10/12/63  
RECORDED & \$ MTG. TAX  
& \$1.00 TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

Conrad M. Dauler  
JUDGE OF PROBATE