

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 FIVE AND NO/100 DOLLARS

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

Luther F. Rochester and wife, Clara B. Rochester

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

Leldon C. Rochester and wife, Ann B. Rochester

(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:

Begin at the NW corner of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama; thence East for a distance of 1607.13 feet; thence South for a distance of 102.00 feet; thence East for a distance of 210 feet to the point of beginning; thence South 1 deg. East for a distance of 840 feet; thence East for a distance of 210 feet; thence North 1 deg. West for a distance of 840 feet; thence West for a distance of 210 feet to the point of beginning. The above described land being situated in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama, and containing 4 acres, more or less.

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 3 day of October, 1963.

WITNESS:

Luther F. Rochester (Seal)
(Luther F. Rochester)
Clara B. Rochester (Seal)
(Clara B. Rochester)
(Seal)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 10/22/63
RECORDED & MTG. TAX
& SALES TAX HAS BEEN
PD. ON THIS INSTRUMENT.

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said 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 and official seal this 3rd day of October, 1963.

Elaine L. Kendrick
Notary Public.

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