

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 Other Valuable Consideration and Ten and No/100's (\$10.00)-----DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Frank Wyatt and wife, Ann Wyatt,

(herein referred to as grantors) do grant, bargain, sell and convey unto Vernice I. Byford and wife, Leah C. Byford,

(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:

From the Southeast corner of the NE¹/₄ of SE¹/₄ of Section 3, Township 24 North, Range 13 East run Westerly along the South boundary line of said NE¹/₄ of SE¹/₄ of Section 3, Township 24 North, Range 13 East for 875.12 feet; thence turn an angle of 86 deg. 13 min. 33 sec. to the right and run Northerly 1273.98 feet to point of beginning of the land herein described and conveyed; thence turn an angle of 82 deg. 29 min. to the right and run Northeasterly 153.32 feet to the West boundary of Pamela Drive; thence turn an angle of 82 deg. 15 min. to the left and run Northerly along the West boundary of said Pamela Drive 100.0 feet; thence turn an angle of 97 deg. 43 min. to the left and run Westerly 153.70 feet; thence turn an angle of 82 deg. 31 min. to the left and run Southerly 100.0 feet to the point of beginning. This land being a part of the NE¹/₄ of SE¹/₄ of Section 3, Township 24 North, Range 13 East.

Being Lot 8 according to unrecorded map of Allendale Subdivision of a part of East half of Section 3, Township 24 North, Range 13 East.

Subject to restrictions of Allendale Subdivision, as recorded in the Probate Office of Shelby County, Alabama, in Deed Book 219, page 297.

As a part of the consideration, the Grantees agree to assume the remaining indebtedness on that certain mortgage recorded in Mortgage Book 279 at page 79, Office of Judge of Probate 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 5th day of November, 1963.

WITNESS:



Frank Wyatt (Seal)
Ann Wyatt (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Oliver P. Head, a Notary Public in and for said County, in said State, hereby certify that Frank Wyatt and wife, Ann Wyatt, 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 5th day of November, 1963. A. D., 1963. Notary Public.