

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,

1936

That in consideration of THREE THOUSAND and NO/100 - - - - - DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, J. R. MONCUS and wife, GLADYS M. MONCUS

(herein referred to as grantors) do grant, bargain, sell and convey unto MADISON C. RICHARDS and wife, PAULINE B. RICHARDS

(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:

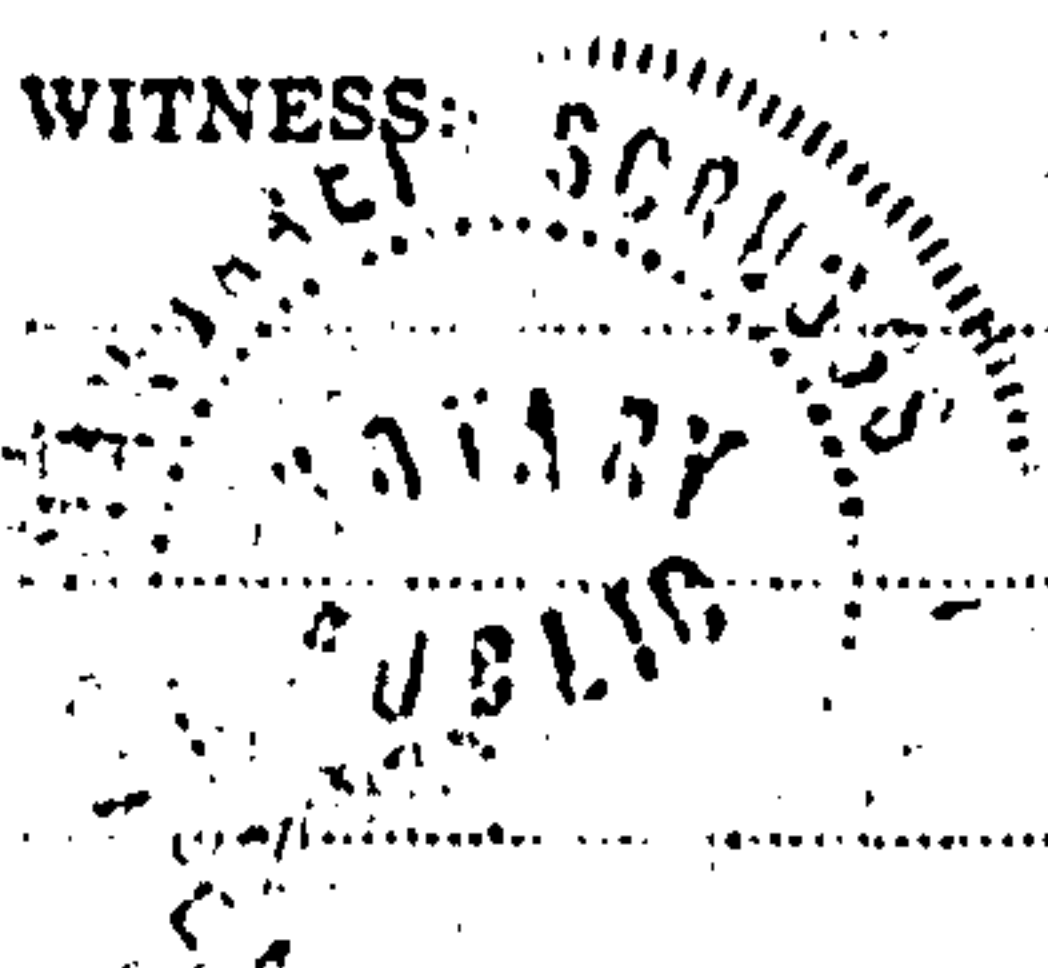
A tract of land in the Northeast portion of the W 1/2 of Section 28, Township 19 South, Range 2 West, in Shelby County, Alabama, which is more particularly described as follows: Commence at a point 590 feet west of the Southeast corner of said W 1/2 of Section 28, Township 19 South, Range 2 West; thence North 2417 feet to the point of beginning of the tract herein described; Thence 58 degrees 44 minutes right 282.85 feet; thence 90 degrees 00 minutes left for 178.35 feet to the Southerly right of way line of the Cahaba Valley Road; thence 90 degrees 29 minutes to the left and southwesterly along the said Southerly right of way line 282.85 feet; thence Southeasterly in a direct line 175.96 feet to the point of beginning.

Subject to: Easements to Alabama Power Company as recorded in Deed Book 101, Page 525, and in Deed Book 119, Page 328, and in Deed Book 175, Page 296, in the Probate Office of Shelby County, Alabama; Right of Way deed to Shelby County, as recorded in Deed Book 135, Page 12, in the said Probate Office of Shelby County, Alabama. This property is conveyed subject to residential use only.

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 31st day of December, 1963.



STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED ON 1/11/63 RECORDED & TAX HAS BEEN PD. ON THIS INSTRUMENT.

J. R. Moncus (Seal)

Gladys M. Moncus (Seal)

STATE OF ALABAMA Jefferson COUNTY

C. M. Jacobs JUDGE OF PROBATE

General Acknowledgment

I, the undersigned J. R. Moncus and wife, Gladys M. Moncus a Notary Public in and for said County, in said State, hereby certify that 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 31st day of December, A. D., 1963

Margaret Servey Notary Public.

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