

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham

STATE OF ALABAMA

SHELEY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One dollar and other good and valuable considerations ----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
A. P. Niven and wife, Nannie Niven

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

W. A. Standifer and Kathleen K. Standifer

(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:

The NE 1/4 of NE 1/4 of Section 9, Township 20, Range 1 West, 80 acres.

MINERALS AND MINING RIGHTS EXCEPTED. Together with an easement approximately fifteen (15) feet in width over and across that portion of the SE 1/4 of the SE 1/4 of Section 4, Township 20, Range 1 West, Shelby County, Alabama, presently owned and retained by the grantors herein, (said portion consisting of approximately 31 acres and being hereinafter called the servient tenement), said easement lying and being located upon and along the driveway currently used by the grantors herein in going to and from the above described eighty (80) acres (hereinafter called the dominant tenement) and the paved public road adjoining the servient tenement; or over, upon and along such other course over and across the servient tenement as may be mutually agreed upon hereafter by the parties hereto (their heirs, personal representatives, or assigns) as and for a convenient, practical and reasonable means of ingress and egress, not exceeding fifteen (15) feet in width, to and from the dominant tenement and the said paved public road. It is the intent of the parties hereto, and it is hereby expressly provided, that the said easement shall constitute a burden running with the land so as to bind all present and subsequent owners of said servient tenement.

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
day of March 1964.

WITNESS:

STATE OF ALABAMA

Shelby

COUNTY.

1, Martha D. Niven, a Notary Public in and for said County, in said State,
hereby certify that A. P. Niven and wife, Nannie Niven
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 2nd day of March A. D., 1964

Notary Public.

BOOK 231 PAGE 616