

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 LOVE & AFFECTION and the sum of ONE AND NO/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Frances Templin, a widow
(herein referred to as grantors) do grant, bargain, sell and convey unto

Wade D. Templin and wife, Bernice Templin
(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 West 240 feet of the N $\frac{1}{2}$ of N $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 5, Township 22, Range 1 East.

Grantor herein RESERVES A LIFE ESTATE in and to the above described property.

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, I have hereunto set my hand(s) and seal(s), this 15th day of August, 1964.

WITNESS:

STATE OF ALA. SHELBY CO.
CERTIFY THIS INSTRUMENT
WAS FILED ON 8/15/64
RECORDED & \$ MTG. TAX
IN \$ DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Frances Templin
(Frances Templin)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment
JUDGE OF PROBATE

I, the undersigned Frances Templin, a Notary Public in and for said County, in said State, hereby certify that is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of August, 1964.

Lance Grasher
Notary Public

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