

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 One Dollar and the love and affection I have for the grantees ROLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Lily Splawn Beane, a widow

(herein referred to as grantors) do grant, bargain, sell and convey unto Ralph L. Beane and wife Fernie Ruth Beane

(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 certain lot or parcel of land lying in the Town of Wilton and more particularly described as follows: Beginning at a point on the Southernly side of the Montevallo and Wilton public road which is 270 feet Northeast of the Northwest corner of the lot known as the W. S. Thompson home lot, running thence Southwest, along the margin of said public road, said 270 feet to said Northwest corner of said W. S. Thompson lot, thence easterly along the line of said Thompson lot 360 feet, and thence in a Northwesterly direction, to the point of beginning, a distance of 200 feet, more or less and being a part of the SW 1/4 of NE 1/4 of Section 9, Township 21, Range 12 East.

EXCEPT right of way for Montevallo and Wilton Highway, if any.

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 13th day of November, 1961.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 11/13/61
RECORDED 11/13/61
L.M. TAX
PD. ON T

JUDGE OF PROBATE

Lily Splawn Beane (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, W. W. Rabrenherby certify that Lily Splawn Beane, a widowwhose name is

on this day, that, being informed of the contents of the conveyance

on the day the same bears date.

Given under my hand and official seal this 13th day of

a Notary Public in and for said County, in said State.

is known to me, acknowledged before me

she executed the same voluntarily

November

A. D. 1961

W. W. Rabren

Notary Public.

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