

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA:

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY:

That in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt and sufficiency whereof is acknowledged, we, Elizabeth Rose Sheets Singleton and husband, Patrick Gardner Singleton, and Dorothy Dianne Sheets Hunter and husband, John Harold Hunter, (herein referred to as grantors) do grant, bargain, sell and convey unto Ruth Louise Sheets, and the said Elizabeth Rose Sheets Singleton, and the said Dorothy Dianne Sheets Hunter (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:

TRACT ONE:

South half of NE 1/4. All of NE 1/4 of NE 1/4 Except 4.87 acres described as follows: Begin at NE corner of said forty go South on its East line 495 feet, thence North 65 degrees 30 Min. West 812 feet to top of ridge, then along top of ridge 155 feet to North Line of said forty, then East on North Line to point of beginning. And a part of NW 1/4 of NE 1/4 described as follows, Begin on its West Line 390 feet South of NW corner run South 63 degrees East 1545 feet to its East Line, then South on East Line 158 feet to South East corner, thence West along South Line to South West corner, then North on West Line to point of beginning. All being in Section 32, Township 18, Range 1 West. All Mineral being excepted.

TRACT TWO:

The North east Quarter of the Southwest Quarter of Section 32 and all of the Northwest Quarter of the Southwest Quarter of Section 32, except fifteen (15) acres in the shape of an isosceles triangle cut off the Southwest corner, all in

Township eighteen (18), Range One (1) West, and in Shelby County, Alabama.

TRACT THREE:

Beginning at the SW corner of NE 1/4 of NE 1/4 of Section 32, Township 18 South, Range 1 West; run North 59° 30' West to the center of Wyatt Spring Branch; thence in a Northeastern direction and along center of said branch to the East 1/4 line of NW 1/4 of NE 1/4 of Section 32, Township 18 South, Range 1 West; thence South along said 1/4 line to the SW corner of NE 1/4 of NE 1/4 to point of beginning, being on the West side of Wyatt Spring Branch in the NW 1/4 of NE 1/4 of Section 32, Township 18 South, Range 1 West.

The said Elizabeth Rose Sheets Singleton and the said Dorothy Dianne Sheets Hunter took title to the above described realty by and through that certain warranty deed, recorded in Book 218, at Page 690, in the Probate Office of Shelby County, Alabama, wherein they are named as grantees and their father, Thomas B. Sheets, now deceased, and wife, the said Ruth Louise Sheets, are grantors. The said Patrick Gardner Singleton and the said John Harold Hunter join in this conveyance to comply with the laws and statutes of the State of Alabama pertaining to conveyances by married women.

The intent and purpose of this conveyance is to create a joint tenancy, with right of survivorship, among the said Ruth Louise Sheets, the said Elizabeth Rose Sheets Singleton, and the said Dorothy Dianne Sheets Hunter.

TO HAVE AND TO HOLD unto the said Ruth Louise Sheets, the said Elizabeth Rose Sheets Singleton, and the said Dorothy Dianne Sheets Hunter, AS JOINT TENANTS, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event two of the grantees herein survive the other, the entire interest in fee simple shall pass to the two surviving grantees; and in the event one grantee herein survives the other two grantees, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the two last surviving grantees shall take as tenants in common.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and

235

assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 27th day of March, 1965.

WITNESSES:

Walter Cornelius

Elizabeth Rose Sheets Singleton (SEAL)
Elizabeth Rose Sheets Singleton

Walter Cornelius

Patrick Gardner Singleton (SEAL)
Patrick Gardner Singleton

Vernon M. Schmidt

Dorothy Dianne Sheets Hunter (SEAL)
Dorothy Dianne Sheets Hunter

Vernon M. Schmidt

John Harold Hunter (SEAL)
John Harold Hunter

STATE OF ALABAMA:
JEFFERSON COUNTY:

I, Walter Cornelius, a Notary Public in and for said County, in said State, hereby certify that Elizabeth Rose Sheets Singleton and husband Patrick Gardner Singleton, 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 27th day of March, 1965.

Walter Cornelius
NOTARY PUBLIC

My Commission Expires: 5-31-65

STATE OF ALABAMA:
JEFFERSON COUNTY:

I, Vernon N. Schmidt, a Notary Public in and for said County, in said State, hereby certify that Dorothy Dianne Sheets Hunter and husband, John Harold Hunter, 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 3rd day of April, 1965.

Vernon N. Schmidt
NOTARY PUBLIC

My Commission Expires: Oct 11, 1968

