

This instrument was prepared by

(Name) C.F. Holliman

(Address) 528 North 20th Street, Birmingham, Alabama.

Form 1-15 Rev. 1-66

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 Three Thousand and No/100- - - - - DOLLARS and other valuable considerations

to the undersigned grantor ~~XXXXXX~~ in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, ~~xxx~~.

I, Etha S. Gullledge, a widow,
(herein referred to as grantors) do grant, bargain, sell and convey unto R.J. Beabout and wife Martha K. Beabout

(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:

All that part of the East half of the East half of the Southwest Quarter (E $\frac{1}{2}$ of E $\frac{1}{2}$ of S.W $\frac{1}{4}$) of Section 30, Township 19, South, of Range 2, West, lying South of Valleydale Road, containing 17 acres, more or less, and located in Shelby County, Alabama. Minerals and mining rights excepted.

Said property is sold and conveyed subject to transmission Line permit in favor of Alabama Power Company, shown of record in Deed book 139, page 156, and subject to right of way to Shelby County, Alabama, shown of record in Deed Book 177, page 28, all in the Probate Office of Shelby County, Alabama.
Grantor covenants to pay 1966 advalorem taxes on said property as due October 1, 1966.

As a part of the consideration herefor, the Grantees herein shall execute and deliver to the Grantor, a purchase money first mortgage securing payment of \$22,000.00, due as balance of consideration for this conveyance.

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 and seal(s), this 29th day of July, 1966.

WITNESS:

[Signature]

[Signature]

STATE OF (SHELBY) CO. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8-25-66

(Etha S. Gullledge).

RECORDED & \$ MTG. TAX

STATE OF ALABAMA

Shelby COUNTY

\$3.04 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT

I, *[Signature]*, a Notary Public in and for the State of Alabama, do hereby certify that Etha S. Gullledge, whose name 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 29th day of July, A. D. 1966

[Signature]

Notary Public.

BOOK 244 PAGE 233