

This instrument was prepared by

(Name) George R. Reynolds

(Address) 423 Frank Nelson Building, Birmingham, Alabama

Form 1-1-5 Rev. 1-66

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

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fourteen Thousand and No/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

B.D. Summers and wife, Gwendolyn B. Summers

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

Tyrus R. Acton and wife, Martha M. Acton

(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:

Lot 9, in Block 6, in INDIAN SPRINGS RANCH, being a subdivision of a part of the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of; the SE $\frac{1}{4}$ of Section 29; a part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28; a part of the E $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 32; and a part of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 33; all in Township 19 South Range 2 West, situated in Shelby County, Alabama, according to the plat thereof prepared by A.A. Winters, Registered Surveyor, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, on Sept. 26, 1958, in Map Record 4, page 29, subject to easements and restrictive covenants of record.

SUBJECT TO: 1. Rights claimed under the utility easement to the Alabama Power Company and Southern Bell Telephone and Telegraph Company dated October 6, 1958 and recorded in Deed Book 198, page 491, in the Probate Office. 2. Line permits in favor of Alabama Power Company as shown in instrument recorded in Deed Book 176, page 73, 71 and 75 in the Probate Office of Shelby County. 3. Restrictions and limitations as to the use of the subject property recorded in Deed Book 195 at page 467 and amended restrictions recorded in Deed Book 224, page 436 in Probate Office.

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 25th day of June, 1966.

WITNESS:

Virginia M. G. Shirley Bates (Seal) B.D. Summers (Seal) Gwendolyn B. Summers (Seal) Gwendolyn B. Summers (Seal)

GEORGIA STATE OF XXXXXXXX COUNTY

RECORDED & \$14.00 DEED TAX HAS BEEN PD. ON THIS INSTRUMENT. General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that B.D. Summers and wife Gwendolyn B. Summers 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 25 day of June, A. D., 1966.

Please affix seal.

Notary Public. My Commission Expires March 29, 1968