

This instrument was prepared by

(Name) James H. Faulkner, Attorney at Law

(Address) P. O. Box 5, Montevallo, 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 Fifteen Hundred (\$1,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ralph L. Beane, and wife, Tommie Ruth Beane

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

Grover C. Horton, and wife, Lahlia F. Horton

(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 Lot Number 15 in Block 2, according to Survey and Map of Birmingham Junction, made and certified by J. E. Bozeman, C. E. which map is recorded in the Office of the Probate Judge of Shelby County, Alabama, in Deed Book 14, at Page 239, which lies within One Hundred Forty feet of Lot 7 & 8 of said Block 2, according to said Map. The part of said Lot 15 hereby conveyed adjoins said Lots 7 & 8 for a distance of One Hundred Twenty feet and runs back between parallel lines, the said width of One Hundred Twenty feet of said Lot 15 to a uniform depth of One Hundred Forty feet, and said Lot being in the Town of Wilton, formerly Birmingham Junction, Shelby County, Alabama.

(This is the same property conveyed to grantors, Ralph L. Beane, and wife, Tommie Ruth Beane, by deed recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Deed Book 211 at Page 174, by Early T. Bradford and wife, Fattie L. Bradford.)

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 (we) hereunto set our hand(s) and seal(s), this 18th day of November 1966.

WITNESS:

RECORDED & \$ MTG. TAX

\$50 DEED TAX HAS BEEN PAID ON THIS INSTRUMENT

Conrad H. Fowler JUDGE OF PROBATE

Ralph L. Beane (Seal)

Mrs. Tommie Ruth Beane (Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Robert E. McGehee, a Notary Public in and for said County, in said State, hereby certify that Ralph L. Beane, and wife, Tommie Ruth Beane, 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 18th day of November A. D. 1966

Robert E. McGehee Notary Public.

245 PAGE 687