

This instrument was prepared by

(Name) WALLACE and ELLIS, Attorneys

(Address) Columbiana, Alabama

Form 1-1.5 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 TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration

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

Waymon J. Bentley and Ernestine B. Bentley  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Claude Roberts and wife, Augustine Roberts  
(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 #12 in Coosa River Estates as shown on Map recorded in Map Book 4, page 67, in the Probate Records of Shelby County, Alabama, situated in the SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 12, Township 24 North, Range 15 East, said lot being more particularly described as follows: Commence at the SE corner of said Lot #12 and run thence in a Northeasterly direction along the East boundary of said Lot at a distance of 159.09 feet to the NE corner thereof; thence turn to the left and run in a Westerly direction along the Northern boundary of said Lot 12 a distance of 167 feet to the NW corner thereof; thence turn to the left and run in a Southeasterly direction a distance of 137.08 feet to the SW corner of said lot; thence turn to the left and run along the Southern boundary of said lot No. 12 a distance of 119.74 feet more or less, to the point of beginning.  
Excepting mineral and mining rights.

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 3 day of December, 1966.

WITNESS:

STATE OF ALA., SHELBY CO.,  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 8/27/66

RECORDED & \$ MTG. TAX

\$ 1.00 DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

STATE OF ALABAMA  
SHELBY COUNTY

COUNTY

Cornelius M. Fowler

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Waymon J. Bentley and Ernestine B. Bentley 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 December, A. D. 1966

Frank Ellis, Jr.  
Notary Public.

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