

This instrument was prepared by

3084

(Name).....Dempsey E. Pennington, Atty.....

(Address).....929 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, Birmingham, Alabama

STATE OF ALABAMA

Shelby.....COUNTY}

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and other good and valuable considerations~~XXXXXX~~

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

Kenneth Johnson and wife Thelma F. Johnson

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

David Roberson and wife Cecile Roberson

(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 No. 62 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and begin more particularly described as follows:

Commence at the intersection of the northerly right of way line of 3rd Avenue East and the westerly right of way line of Fallon Avenue, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thencenorthwesterly along said right of way line of 3rd Avenue East for 272.44 feet to the point of beginning; thence 89 deg. 58 min. 33 sec. right and run northeasterly for 133.00 feet; thence 98 deg. 42 min. 38 sec. left and run southwesterly for 119.78 feet to a point on the northeasterly right of way line of the Louisville & Nashville Railroad; thence 94 deg. 37 min. 14 sec. left to chord of a curve to the left having a radius of 1860.08 feet; thence southeasterly along the arc of said curve and along said right of way line for 118.02 feet; thence 74 deg. 45 min. 19 sec. left, as measured from tangent of aforementioned curve, and run southeasterly along said right of way of 3rd Avenue East for 91.19 feet to the point of beginning.

As a part of the above consideration the grantees hereby assume the outstanding balance on that certain mortgage from the grantors herein to City Federal Savings and Loan Association, recorded in Book 298, page 304 Probate Office of Shelby County, Alabama, the outstanding balance on said mortgage as of this date being \$2,284.24, dated January 24, 1966, in the original amount of \$2375.00.

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 31st day of October, 1966.

WITNESS

.....(Seal)

.....(Seal)

.....(Seal)

STATE OF ALABAMA

Jefferson.....COUNTY}

General Acknowledgment

I, D. E. Pennington, a Notary Public in and for said County, in said State, hereby certify that Kenneth Johnson and wife Thelma F. Johnson whose name 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 31st day of October, A. D., 1966.

Notary Public.