

(This instrument was prepared by

3306

BHAM

(Name).....Wallace & 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 ONE HUNDRED AND NO/100 (\$100.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Frazier Shepard and wife, Fokie R Shepard

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

E. V. Chancellor and wife, Mae Frances Chancellor
of Route # 2 Wilsonville, Alabama

(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:

A lot in the E $\frac{1}{2}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the SE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East; thence run West along the south line of said Quarter Quarter Section a distance of 325.62 feet to the point of beginning; thence continue West along the South line of said Quarter Quarter Section a distance of 210.00 feet; thence turn an angle of 90 deg. 00' to the right and run a distance of 210.00 feet; thence turn an angle of 90 deg. 00' to the right and run a distance of 210.00 feet; thence turn an angle of 90 deg. 00' to the right and run a distance of 210.00 feet to the point of beginning. Situated in the E $\frac{1}{2}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama.

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 day of March, 1967

WITNESS:

STATE OF ALABAMA
SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED
1967 APR 10 AM 10:26
U.C.C. FILE NUMBER
EX-2 PAGE 45 SHOB
CLERK OF COURT
JAMES H. HARRIS

FRAZIER SHEPARD (Seal)
Fokie R Shepard (Seal)
(Seal)

General Acknowledgment

I, the undersigned, hereby certify that Frazier Shepard and wife Fokie R Shepard 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 25th day of March, A. D. 1967.

Notary Public.

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