

This instrument was prepared by

(Name) Karl C. Harrison

(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 Seventeen Thousand and no/100-----DOLLARS

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

John M. Stephens, Jr. and wife, Marvolin Moore Stephens

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

William E. Van Ells and Lois L. Van Ells

(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:

The Southeast two-thirds of Lot 6 Block "L" of Lyman's Addition to the Town of Montevallo as shown by map of Lyman's Addition as recorded in Map Book 3 page 27 in the Probate Office of Shelby County, Alabama; said property being more particularly described as follows: Begin at the southeast corner of said Lot 6 in Block "L" and turn thence in a northwesterly direction along the southwest boundary of Moody Street 100 feet; thence run in a southwesterly direction at right angles to Moody Street 100 feet; thence in a southeasterly direction parallel to said Moody Street 100 feet to the northwest boundary of Nabors Street; thence in a northeasterly direction along the northwest boundary of said Nabors Street 100 feet to the point of beginning.



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 1st day of July

WITNESS:

STATE OF ALA., SHELBY COUNTY
I CERTIFY THIS INSTRUMENT
WAS FILED ON 9th
1967 (Seal)
RECORDED & S. MTC. TAX
DO (Seal)
\$17 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT (Seal)

John M. Stephens Jr. (Seal)
John M. Stephens, Jr.
Marvolin Moore Stephens (Seal)
Marvolin Moore Stephens
(Seal)

STATE OF ALABAMA

Shelby

COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that John M. Stephens, Jr. and wife, Marvolin Moore Stephens 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 1st day of July A. D., 1967

Martha B. Joiner
Notary Public.