

This instrument was prepared by

(Name) Wallace & Ellis, Attorneys

(Address) Columbiana, 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 AND NO/100 (\$1500.00) DOLLARS

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

Don Bagwell and wife, Charlotte G. Bagwell

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

J. D. Falkner and wife, Lorene Falkner

(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:

Lots 6 and 7 in Block 3 according to J. W. Johnston's Addition to Town of Columbiana, recorded in Map Book 3 at page 24 in the Probate Office of Shelby County, Alabama.

Also a lot of land in Columbiana, Alabama and being a part of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 25, Township 21, Range 1 West and described as beginning at the SE corner of the land of J. B. Turner and which is the NE corner of said forty acres and run South 100 feet; thence West 160 feet; thence North 100 feet to the said J. B. Turner land, thence East along South line of said Turner land 160 feet to the point of beginning.

As a part of the consideration hercof grantee agrees to assume and does by this writing assume the unpaid balance due on the municipal assessment for sewage of the City of Columbiana, 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 8th day of August, 19 67.

WITNESS:

(Seal)

(Seal)

(Seal)

Don Bagwell (Seal)
Charlotte G. Bagwell (Seal)
(Charlotte G. Bagwell) (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Don Bagwell and Charlotte G. Bagwell 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 8th day of August, A. D., 19 67.

Lance Brasher
Notary Public.

INC 374 152 X008

STATE OF ALA. SHERIFF'S CO.
I CERTIFY THAT
THIS INSTRUMENT WAS
RECORDED IN THE
OFFICE OF THE
SHERIFF OF
SHELBY COUNTY, ALA.
ON AUG 18 AM 9 38
FILE NUMBER
PAGE 5 SH