

This instrument was prepared by

(Name) HEAD AND HEAD, Attorneys At Law

(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 One Hundred Seventy Five and No/100 (\$175.00)-----DOLLARS

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

Lottie G. Smitherman, a widow

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

Howard J. McGaughy, Jr. and wife, Earline S. McGaughy

(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:

Commence at the Southeast corner of Lot 3 in Block 51, according to survey of Reynolds Addition to Montevallo, as shown by plat or map recorded in Map Book 3 at page 37, Office of Judge of Probate of Shelby County, Alabama, and run thence Southwesterly along the North line of East Boundary Street a distance of 8.0 feet; thence run Northwesterly a distance of 175.0 feet, more or less, to a point on the Northwest line of said lot 3 which is 8.0 feet from the Northeast corner of said Lot 3; thence run in a Northeasterly direction along the Northwest line of said Lot 3 a distance of 8.0 feet to the Northeast corner thereof; thence run Southeasterly along the Northeast line of said Lot 3 a distance of 175.0 feet, more or less, to the point of beginning.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
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CONFIRMED
H.C.C. FILE NUMBER OR
H.C.C. & PAGE AS SHOWN ABOVE

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 August day of August, 1967.

WITNESS:

(Seal)

Lottie G. Smitherman (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

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A. H. Smith, a Notary Public in and for said County, in said State, hereby certify that Lottie G. Smitherman, a widow

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of August

A. D. 1967

Notary Public

* STATE