

This instrument was prepared by

9744

(Name) C. R. Holliman

(Address) 528 North 20th Street, Birmingham, 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 Ten and no/100 (\$10.00) ----- DOLLARS

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

Charles Bernard Posey and Wife, Martha Nell Posey
(herein referred to as grantors) do grant, bargain, sell and convey unto

John Bernard Posey and Wife, Nora Christine Posey
(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:

West one-half of North East one-fourth ($W\frac{1}{2}$ of $NE\frac{1}{4}$), The North one-half of North West one-quarter ($N\frac{1}{2}$ of $NW\frac{1}{4}$), The South West one-fourth of North West one-quarter (The $SW\frac{1}{4}$ of $NW\frac{1}{4}$) and North West one-quarter of South West one-quarter ($NW\frac{1}{4}$ of $SW\frac{1}{4}$) of Section 9, Township 18, Range 1 East situated in Shelby County, Alabama.

beg. at s.w. cor. of section 4 township 18 range 1 east. Proceed due east along the section line a distance of 420 ft. thence north 120 ft. thence s.w. to point of beg. Said property being a triangle shaped piece of land consisting of approx. three quarters acres of land situated in Dunevant Shelby Co., Ala.

Excepting, however, approximately 3 acres southeast of Highway #25 sold to Emily Jones, as evidenced by a deed of record in said County Probate Office.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1967 OCT -6 PM 1:05
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
General Acknowledgment
JUDGE OF PROBATE

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 2nd day of October, 1967

WITNESS:

..... (Seal)
..... (Seal)
..... (Seal)

Charles Bernard Posey (Seal)
(Charles Bernard Posey)
Martha Nell Posey (Seal)
(Martha Nell Posey)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I,, a Notary Public in and for said County, in said State, hereby certify that Charles Bernard Posey and Wife, Martha Nell Posey 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 2nd day of October, 1967

Emma B. Corwell
Notary Public
A. D. 1967

220
250