

This instrument was prepared by

(Name).....Thomas F. McDowell.....

(Address).....733 Frank Nelson Bldg. Birmingham 3, 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 Three Thousand One Hundred Sixty-six and 66/100 ---- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Bessie M. Mussey, a widow, individually, and as Executrix of Last Will and Testament of Howard Eugene Mussey, Deceased (herein referred to as grantors) do grant, bargain, sell and convey unto

James Daniel Forstman and Linda H. Forstman

(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:

From the SE corner of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 21, Township 19, South, Range 2 West, run westerly along the South boundary line of the said NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 21, Township 19 South, Range 2 West for 501.54 feet to the point of beginning of the land herein described and conveyed; thence continue westerly along the south boundary line of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 21, Township 19 South, Range 2 West for 292.73 feet; thence turn an angle of 87 deg. 22  $\frac{3}{4}$  min. to the right and run northerly 660 feet, thence turn an angle of 92 deg. 37  $\frac{1}{2}$  min. to the right and run easterly 294.0 feet; thence turn an angle of 87 deg. 29  $\frac{1}{2}$  min. to the right and run southerly 660.0 feet to the point of beginning.

This land being a part of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 21, Township 19 South, Range 2 West, and being 4.44 acres, more or less, according to Survey of Alton Young, Registered Land Surveyor, dated August 10, 1967.

Subject to: Taxes for the year 1967 and subsequent years.

Rights of parties in possession, deficiency in quantify of land, boundary line disputes, roadways, unrecorded easements, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.

No liability is assumed for possible unfiled mechanics' and materialmen's liens. \$1,653.33 of the above recited purchase price was paid in cash and the simultaneous execution of mortgage by grantees to grantor for \$1,553.33.

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, I have hereunto set my hand(s) and seal(s), this 16 day of September, 1967.

WITNESS:

.....(Seal)

.....(Seal)

.....(Seal)

STATE OF ALABAMA

Jefferson COUNTY

I, Thomas F. McDowell, a Notary Public in and for said County, in said State, hereby certify that Bessie M. Mussey, a widow, individually 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 16 day of September, A. D., 1967.

Bessie M. Mussey (Seal)  
Bessie M. Mussey, a widow,  
individually (Seal)

Bessie M. Mussey (Seal)  
Bessie M. Mussey, as Executrix of  
Last Will and Testament of Howard  
Eugene Mussey, Deceased  
General Acknowledgment

Notary Public.

(OVER FOR CAPACITY FORM OF ACKNOWLEDGEMENT)

STATE OF ALABAMA

JEFFERSON COUNTY

I, James H. Forstman, a Notary Public in and for said County, in said State, hereby certify that Bessie M. Mussey, whose name as Executrix of the Last Will and Testament of Howard Eugene Mussey, Deceased, 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, in her capacity as such Executrix executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 16 day of September 1967.

James H. Forstman  
Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
Rec'd 2nd 2:00  
1967 OCT 19 AM 10:53  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Carole J. Fowler  
JUDGE OF PROBATE

James H. Forstman  
117 Venturing Way  
Birmingham, Ala  
RETURN TO Birmingham, Ala

Bessie M. Mussey, a widow,  
individually and as Executrix  
of Last Will and Testament of  
Howard Eugene Mussey, Deceased,

TO

James Daniel Forstman and

Linda H. Forstman

**WARRANTY DEED**  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

2.00  
1.45  
3.45

THIS FORM FROM  
LAWYERS TITLE INSURANCE CORP.  
Title Insurance  
BIRMINGHAM, ALA.