

This instrument was prepared by

7964

(Name) Wallace & Ellis, Attorneys

(Address) Columbiana, Alabama

Form 1-1-6 Rev. 1-68

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 HUNDRED AND NO/100 (\$300.00) DOLLARS

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

Zollie S. Cowart, Jr. and wife, Sarah Cowart

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

Milford Lee and wife, Jonnie Ruth Lee

(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 NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the E $\frac{1}{2}$ of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 12, Township 24, Range 13 East. EXCEPT HIGHWAY RIGHT OF WAY.

It is intended to convey to grantees herein, an undivided one-half interest in said property presently owned by grantor, Zollie S. Cowart, Jr.

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1968 MAY - 6 PM 9:59
U.C. FILE NUMBER CR
REC. DR. & PAGE AS SHOWN ABOVE
JUDGE OF RECORD

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 3rd day of May, 1968.

WITNESS:

(Seal)

(Seal)

(Seal)

Zollie S. Cowart, Jr. (Seal)

Sarah Cowart (Seal)

(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 Zollie S. Cowart, Jr. & wife, Sarah Cowart 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 3 day of May A. D. 1968.

Janette Littleton

Notary Public.

198

252