

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 FOURTEEN HUNDRED AND NO/100 (\$1400.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Mildred White Wallace, a widow; Wales W. Wallace, Jr. and wife, Elizabeth T. Wallace

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

Alvin M. Stinson and wife, Frances Stinson

(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 NE corner of NE¹/₄ of SE¹/₄ of Section 26, Township 21 South, Range 1 West; thence run South along East line of said Quarter Quarter Section a distance of 302.15 feet to point marked by pin; thence turn an angle of 86 deg. 10' to the right and run a distance of 62.38 feet; thence turn an angle of 97 deg. 45' left and run 100 feet; thence turn an angle of 97 deg. 45' right and run a distance of 300 feet to the East line of the Columbiana-Shelby Highway; thence turn an angle of 97 deg. 45' left and run South along East line of said Highway 100 feet to point of beginning of the lot herein described and conveyed; from said beginning point continue Southerly along the East boundary of said Highway 140 feet, more or less, to the North margin of a paved roadway; thence Easterly along the North boundary of said roadway to the East boundary of said Quarter Quarter Section which constitutes the West boundary of the Housing Authority property; thence Northerly along the East boundary of said Quarter Quarter Section 140 feet, more or less, to the SE corner of the property now owned by grantees as shown by deed recorded in the Probate Office of Shelby County, Alabama in Deed Book 220, page 905; thence Westerly along the South boundary of said Stinson lot 322.12 feet, more or less, to point of beginning.

As a part of the above described consideration grantors herein grant to grantees herein the right to connect to the sewerage line now in place on lots owned by the grantors herein which connects with the City Sewerage System, said connection to be made at the expense of grantees herein. Grantors further convey to grantees the right to enter upon said premises owned by grantors herein to repair or maintain said sewerage line. This right shall be a covenant which shall run with the land.

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 27th day of March, 1968.

WITNESSES
STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
107 MAY 14 11:03 AM '68
UCC FILED
C. B. G. & S. CO. 107 MAY 14 11:03 AM '68
107 MAY 14 11:03 AM '68
107 MAY 14 11:03 AM '68
(Seal)
(Seal)
(Seal)

Mildred White Wallace (Seal)
Wales W. Wallace (Seal)
Elizabeth T. Wallace (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mildred White Wallace, Wales W. Wallace, Jr. and Elizabeth T. Wallace

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 27th day of March, A. D., 1968.

Lance Brasher
Notary Public.