

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 ONE THOUSAND DOLLARS & the execution of a purchase money mortgage ~~BOOK XXXX~~ in the amount of \$14,500.00

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Edward Brown Turpin, Jr. and wife, Naomi Loretta Turpin

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

Rodney Ellis and wife, Katherine Ellis

(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:

Lot 17, in Block 3, according to "Arden Sub-Division", of the Town of Montevallo, Alabama, as recorded in Map Book 3, on page 64 in the Probate Office of Shelby County, Alabama.

Subject to easements executed by Montevallo Development Company, Inc. to Southern Bell Telephone & Telegraph Company and Alabama Power Company as recorded in Deed Book 165, page 480, in said Probate Office.

Subject to restrictions, conditions and limitations contained in instrument recorded in Deed Book 139, page 269, in said Probate Office.

Subject to ad valorem taxes for the current year, 1968.

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 22nd day of May, 1968.

WITNESS:

(Seal)

(Seal)

(Seal)

Edward Brown Turpin, Jr. (Seal)

Naomi Loretta Turpin (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 Edward Brown Turpin, Jr. and Naomi Loretta Turpin, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this 22nd day of May, 1968, 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 22nd day of May, A. D., 1968.

Lanice Brasher

Notary Public.

153  
BOOK 253

