

This instrument was prepared by

10324  
31

(Name) Warren B. Crow, III

(Address) 2012 6th Ave. No., B'ham, Ala

Form 1-1-5 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 (\$10.00) and No/100-----DOLLARS

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

Marion Frances Clayton Sellers and husband, Ivan Y. Sellers  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Marion Frances Clayton Sellers and husband, Ivan Y. Sellers  
(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 SW<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub> and the SE<sup>1</sup>/<sub>4</sub> of the NW<sup>1</sup>/<sub>4</sub> of Section 3, Township 22, Range 2 West, consisting of 80 acres, more or less, and situated in Shelby County, Alabama.

Except taxes due October, 1967.

STATE OF ALA. SHELBY CO.  
CERTIFY THIS INSTRUMENT WAS FILED  
1967 JUN -14 AM 9:17  
REC. BIC. & FACE AS SHOWN ABOVE  
U.C.C. FILE NUMBER OR  
JUDGE OF COURSE

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 1st day of August, 1967.

WITNESS:

Eric Watson (Seal)  
(Seal)  
(Seal)

Marion Frances Clayton Sellers (Seal)  
Ivan Y. Sellers (Seal)  
(Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, C. B. Crow, a Notary Public in and for said County, in said State, hereby certify that Marion Frances Clayton Sellers and husband, Ivan Y. Sellers whose name 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 1st day of August, A. D., 1967

C. B. Crow  
Notary Public.

366  
BCC 253