

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 Dollar and other considerations----- DOLLARS

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

Oscar D. Southern, Jr. , a single man

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

James V. Fleming and wife, Edna Fleming

(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:

Beginning at the Southeast Corner of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Sec. 11, Township 19, Range 2 East, thence West 450 feet to the intersection of Highway 231 (formerly Highway 25) Right-of-Way, as the starting point of the following described tract of land: thence Northeasterly along said Right-of-Way 420 feet; thence East 210 feet; thence Southwesterly parallel with Highway 231 420 feet; thence West 210 feet to the starting point, being a part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 11, Township 19, Range 2 East, Shelby County, Ala.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Rec'd Tax 15.00
1968 JUN -14 PM 10:42
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conveyance
JUDGE OF PROBATE

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 22nd day of May, 1968.

WITNESS:

Business: Frances Warren

Oscar D. Southern Jr. (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Frances Warren, a Notary Public in and for said County, in said State,
hereby certify that Oscar D. Southern, Jr., a single man

whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of May, 1968 A. D.

Frances Warren

Notary Public.

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