

1684

(Name).....  
(Address).....

Form 1-1-5 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 Two Thousand Six Hundred and no/100----- DOLLARS  
And other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Fermon Foster and wife, Jewel Foster

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Ernest Falkner, Jr. and wife, Sara Falkner

(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 $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 34, Township 20 South, Range 1 West, except the following  
described land which was heretofore conveyed to G. T. Stephenson and Carl W. Rogers  
in the year 1958: Said exception being described as follows: Begin at the northwest  
corner of SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of said Section 34 and run south along the west line of said  
forty acres, 540.0 feet; thence turn an angle of 90 deg. 30 min. to the left and run  
735.0 feet; thence turn an angle of 89 deg. 30 min. to the left and run 210.0 feet;  
thence turn an angle of 89 deg. 30 min. to the right and run 585.0 feet; thence turn  
an angle of 89 deg. 30 min. to the left and run 330.0 feet to the northeast corner  
of said forty; thence run west along the north line of same 1320.0 feet to the point  
of beginning, being situated in SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of said Section 34, and containing 13.5 acres.

There is reserved from the above the right of ingress and egress over and along a road  
leading from County Highway No. 47 to the Mose Davis Cemetery.

STATE OF ALA. SHELBY CO.  
ENTERED THIS  
INSTRUMENT WAS FILED  
1969 MAR -4 PM 4:12  
U.C.C. FILE NUMBER OR  
REC. FILE & PAGE AS SHOWN ABOVE  
JUDGE OF COURTY

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 25<sup>th</sup>  
day of February 1969

WITNESS:  
.....(Seal)  
.....(Seal)  
.....(Seal)  
Fermon Foster (Seal)  
Jewel Foster (Seal)  
Jewel Foster (Seal)

STATE OF ALABAMA }  
Shelby COUNTY }  
I, Martha B. Joiner, a Notary Public in and for said County, in said State,  
hereby certify that Fermon Foster and wife, Jewel Foster  
whose name is 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 25<sup>th</sup> day of February A. D., 1969  
Martha B. Joiner  
Notary Public.

BOOK 257 PAGE 032