

This instrument was prepared by

1478

(Name) WALLACE & ELLIS, Attorneys
(Address) Columbiana, Alabama

Form 1-15 Rev. 1-56
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 Hundred Dollars and the execution of a purchase money mortgage of even date to secure the balance of the purchase price to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, C. E. Fondren and wife, Mary Lee Fondren (herein referred to as grantors) do grant, bargain, sell and convey unto Jack F. Horton and wife, Vaudean Horton (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 SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8, Township 21 South, Range 3 West, of the Huntsville Principal Meridian, Mineral and Mining Rights Excepted.

Grantors reserve in favor of themselves, or the survivor of them, a life estate only in one and one-half acres of land more, or less, situated in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section which is more particularly described as all that part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ which lies South and Southwest of the old dirt road which intersects the Southern boundary of said forty and runs thence in a Northeasterly direction to the Eastern boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section, comprising one and one-half acres, more or less.

Grantors also reserve in favor of themselves an easement over and along the present roadway leading to the above described one and one-half acres, more or less.

Upon the death of the last surviving of grantors, the heirs, executors, administrators or assigns of the grantors, or the survivor of them, shall have one year from the date of the death of said survivor to remove any and all improvements or other property placed on said one and one-half acres reserved to grantors.

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 April day of 10, 1969.

WITNESS:

(Seal)
(Seal)
(Seal)

C E Fondren (Seal)
Mary Lee Fondren (Seal)
(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for Shelby County, in said State, hereby certify that C. E. Fondren and wife, Mary Lee Fondren 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 2 day of April, A. D., 1969.

Frank W. [Signature]
Notary Public.

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