

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

Form 1-14 Rev. 1-48

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 and No/100 (\$2,000.00)-----DOLLARS

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

Ruth Spain, a widow

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

M. E. Averette and wife, Dean Averette

(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:

Commence at the SE corner of Lot 9B, according to survey of Spain Estate, as shown by map or plat or said subdivision recorded in Map Book 5 at page 35, Office of Judge of Probate of Shelby County, Alabama, and run thence in a Northeasterly direction along the East line of said Lot 9B a distance of 118.86 feet to the Northeast corner of said Lot 9B; thence turn an angle of 88 deg. 06 1/3 min. to the left and run Northwesterly along the North line of said Lot 9B a distance of 400.0 feet; thence run Southwesterly to a point on the South line of said Lot 9B which is 400.0 feet from the point of beginning; thence run Southeasterly along the South line of said Lot 9B a distance of 400.0 feet to the point of beginning.

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SHELBY COUNTY, ALA.

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 April 1969

WITNESS:

(Seal)

(Seal)

(Seal)

Ruth Spain

(Seal)

(Seal)

(Seal)

672

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

Mary D. Thompson

herby certify that Ruth Spain, a widow

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

Given under my hand and official seal this 22nd day of April

A. D. 1969

Notary Public.