

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

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 One 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, Wallace G. Hallmark, Jr. and wife, Mary Lou Hallmark, and Phillip Ray Hallmark and wife, Edith F. Hallmark

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

Wallace G. Hallmark, Sr. and Margie B. Hallmark

(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:

That part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, Township 19 South, Range 2 East, lying south and east of a County Gravel Road, also that part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 31, Township 19 South Range 2 East, lying south and east of a County Gravel Road, EXCEPT the following described lot: Commence at the northeast corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 East, thence run west along the north line of said Section a distance of 1139.93 feet; thence turn an angle of 90 deg. 40 min. to the left and run a distance of 233.60 feet; thence turn an angle of 13 deg. 01 min. to the right and run a distance of 10.00 feet to the point of beginning; thence continue in the same direction a distance of 223.71 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 203.71 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 223.71 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 203.71 feet to the point of beginning.

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 10th day of May, 1969

WITNESS:

(Seal) (Seal) (Seal)

Wallace G. Hallmark, Jr. (seal)
Wallace G. Hallmark, Jr.
Mary Lou Hallmark (seal)
Mary Lou Hallmark
Phillip Ray Hallmark (seal)
Phillip Ray Hallmark
Edith F. Hallmark (seal)
Edith F. Hallmark

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Karl C. Harrison, a Notary Public in and for said County, in said State, hereby certify that Wallace G. Hallmark, Jr. and wife, Mary Lou Hallmark and Phillip Ray Hallmark and wife, Edith F. Hallmark, whose names 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 10th day of May, A. D. 1969

Karl C. Harrison
Notary Public
State of Alabama