

This instrument was prepared by

3295

(Name) Wallace & Ellis, Attorneys

(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 THREE THOUSAND, EIGHT HUNDRED & NO/100 (\$3,800.00) DOLLARS

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

Frank C. Edwards and wife, Margaret F. Edwards

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

Howard Edwards and wife, Ola Edwards

(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 a point on the NW side of the Montevallo Wilton Public Road 785 feet SW of the intersection of said road with the North boundary line of Section 9, Township 24 North, Range 12 East; thence run NW and perpendicular to said Public Road a distance of 464 feet, more or less to the right of way of the Southern Railway Company; thence in a Southwesterly direction along said right of way a distance of 203 feet, more or less, to the NW corner of L. L. Kendrick's land; thence Southeasterly direction a distance of 463 feet, more or less, to the NW side of Montevallo Wilton Highway; thence in a Northeasterly direction along the margin of said Montevallo Wilton Highway a distance of 135 feet to point of beginning.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Deed Tax 3.50
1969 JUL 10 PM 2:38
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cons. in Index
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, we have hereunto set our hand(s) and seal(s), this 23rd day of December, 19 68.

WITNESS:

(Seal)

(Seal)

(Seal)

Frank C. Edwards (Seal)

Margaret F. Edwards (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

the undersigned

I, Frank C. Edwards and wife, Margaret F. Edwards, a Notary Public in and for said County, in said State, hereby certify that they signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 23rd day of December, 19 68, 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 23rd day of December, A. D., 19 68.

Lannie Brasher
Notary Public.

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