

This instrument was prepared by

3748

(Name).....

(Address).....

Form 1-1-5 Rev. 1-55

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 and no/100.....DOLLARS

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

Arthur Atkinson and wife, Velma Atkinson

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

Lewis M. Atkinson and Brenda D. Atkinson

(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 the NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 7, Township 22 South, Range 1 East, and run thence West a distance of 478 feet to the point of beginning of the lot herein described; thence run North and parallel with the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 420 feet; thence run West and parallel with the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 210 feet; thence run South and parallel with the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 420 feet to the South line thereof; thence run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 210 feet to the point of beginning; there is excepted herefrom a 20 foot dirt roadway running East and West of uniform width along the South line of the above described lot; Also, ^{conveys} the right of ingress and egress over and along a 20 foot dirt roadway leading from the old Montgomery Highway in a westerly direction to the Hubert Sheffield residence, which roadway, runs along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

REC'D AUG 21 PM 4:43

U.C.C. FILE NUMBER OR
BOOK & PAGE AS SHOWN ABOVE

Conrad M. J. JUDGE OF PROBATE

THE HIRE 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 6th day of May, 1969.

WITNESS:

.....(Seal)

.....(Seal)

.....(Seal)

Arthur Atkinson (Seal)

Velma Atkinson (Seal)

.....(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Arthur Atkinson and wife, Velma Atkinson, whose names 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 6th day of May, A. D., 1969.

Martha B. Joiner
Notary Public.