

This instrument was prepared by

(Name).....Barbara Bristow Grainger

(Address) 2304 Lester Lane, Birmingham, Alabama 35226

Form 1-1-6 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One

...DOLLARS

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

(herein referred to as grantors) do grant, bargain, sell and convey unto
Morris A. Grainger, Jr. and Barbara Bristow Grainger

(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 westerly one-half of

the following described parcel of land, which parcel is designated as Parcel 3 on plat made by Alton Young in June 1960 of a part of the Allan Estate; Parcel 3 is described as follows:

From the northeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 23, Township 19, South, Range 2 West and run west along the north boundary line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, a distance of 561.74 feet; thence turn an angle of 135 deg. 15 min. to the left and run southeasterly 738.02 feet, more or less, to a point on the north right of way line of the Cahaba Valley Road; thence turn an angle of 91 deg. 28 min. to the right and run southwesterly along the north right of way line of said road 388.07 feet to the point of beginning of the parcel herein described; thence continue on the same line along the north right of way of Cahaba Valley Road 388.07 feet; thence turn an angle of 110 deg. 18 min. to the right and run northwesterly 1698.37 feet, more or less, to a point in the center of Valley Creek; thence turn an angle of 58 deg. 56 min. to the right and run northeasterly up and along the center of Valley Creek for 73.9 feet; thence turn an angle of 110 deg. 26 min. to the right and run southeasterly 1629.93 feet, more or less, to the point of beginning. Said plat showing the division of a part of the Allan Estate made by Alton Young in June, 1960, is recorded in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEE(S), 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 GRANTEE(S), 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...25th

day of.....August..... 19.69.

WITNESS:

ITNESS: Howard E. Parmer (Seal)

Mr. A. B. Baugh, Jr. (Seal)

John C. B. (Signature) (Seal)

Barbara Ellen Bristow Gairdner (Seal)

(S₂-3)

492-1

STATE OF ALABAMA }
Jefferson County }

General Acknowledgment

..... Virginia B. Seale
hereby certify that..... Morris
whose name S..... are....
on this day, that, being informed
on the day the same bears date,

the day the same bears date.
Given under my hand and official seal this 25th day of August

A. D. 10 69

August.....
Virginia. B. Seale. Note

.....
Notary Public.