

This instrument was prepared by

(Name) Wallace & Ellis, Attorneys

(Address) Columbiana, Alabama

Form 1-13 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 TWO THOUSAND, FIVE HUNDRED DOLLARS (\$2,500.00) 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, M. L. Ryan and wife, Juanita Ryan

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

Charles Beck and wife, Juanita Beck

(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:

From the Northeast corner of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 25, Township 20 South, Range 3 West, run thence South 88 deg. 40 min. West along the North boundary line of the said NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  a distance of 328.69 feet to a point on the Southeast Right of Way line of U. S. 31 Highway; thence South 13 deg. 17 min. West along said R. O. W. line a distance of 214.14 feet to a point; thence North 88 deg. 40 min. East, parallel to said North boundary of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  a distance of 448.0 feet; thence South 13 deg. 08 min. West for 680.70 feet to a point on the North side of Wilson Road; thence North 81 deg. 42 min. East along the North side of Wilson Road for 200.0 feet to the point of beginning of the land herein described; thence continue North 81 deg. 42 min. East for 10.0 feet; thence South 69 deg. 07 min. East for 70.0 feet; thence North 13 deg. 08 min. East for 168.99 feet; thence North 80 deg. 41 min. West for 79.28 feet; thence South 13 deg. 20 min. West for 157.73 feet, more or less, to the point of beginning.  
This land being a part of the SW $\frac{1}{4}$  of Section 25, Township 20 South, Range 3 West, and being 0.30 acres, more or less.

STATE OF ALA. SHELBY COUNTY  
INSTRUMENT WAS  
RECORDED  
1969 OCT 11 AM  
Deed Tax 7.50  
U.C.C. FILE NUMBER  
REC. BK. & PAGE AS SHOWN  
Clerk of Probate  
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 1st day of October, 1969

WITNESS:

Linda Hentry (Seal)  
Linda Hentry (Seal)  
(Seal)

M. L. Ryan (Seal)  
(M. L. Ryan)  
Juanita Ryan (Seal)  
(Juanita Ryan)  
(Seal)

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STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, hereby certify that M. L. Ryan and wife, Juanita Ryan whose name is set forth signed to the foregoing conveyance, and who are known to me, acknowledged before me 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 1st day of October, A. D., 1969.

Phillip M. L. Dennis  
Notary Public.