

(Name).....Dempsey Pennington, Attorney.....

(Address).....906 Frank Nelson Bldg., Birmingham Alabama.....

Form 1-1-B 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 Dollar and other good and valuable considerations DOLLARS

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

James E. Jones and wife, Margaret L. Jones

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

James Preston Rogers and wife, Jaunita Rogers

(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:

Lot No. 109 as shown on a map entitled "Property Line Map. "Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows:

Commence at the intersection of the northerly right of way line of 2nd Avenue and the westerly right of way line of Montevallo Road (Ala Highway 119), said right of way lines as shown on the Map of the Dedication of Streets and Easements, Town of Siluria, Alabama, thence northeasterly along said right of way line of Montevallo Road for 178.00 feet to the point of beginning; thence 89 deg. 17 min. left and run northeasterly for 132.13 feet; thence 88 deg. 50 min. right and run northeasterly along the easterly right of way line of Fallon Avenue for 78.00 feet; thence 91deg. 10 min. right, and run southeasterly for 132.75 feet to a point on the westerly right of way line of Montevallo Road. thence 89 deg. 17 min. right and run southwesterly along said right of way line of Montevallo Road for 78.00 feet to the point of beginning.

As a part of the consideration for this instrument the grantees hereby agree to assume and to pay the unpaid balance of that certain purchase money first mortgage heretofore made by grantors to City Federal Savings and Loan Association, on Dec. 17, 1965,

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 3rd day of July 1969, 19.....

WITNESS:

Dempsey Pennington (Seal)
Dempsey Pennington (Seal)
(Seal)

James E. Jones (Seal)
Margaret L. Jones (Seal)
(Seal)

REC-34
UCC FILED
DEED TAX
OCT 20 1969
STATE OF ALA. SH. CO. CLERK

880
STATE OF ALABAMA
Shelby.....COUNTY}

General Acknowledgment

D F Pennington

a Notary Public in and for said County, in said State

hereby certify that James E. Jones and wife Margaret L. Jones whose name is 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 3rd day of July 1969 A. D. 19.....

Notary Public.