

This instrument was prepared by

396
(Name)..... Prepared by JOHN J. SMITH, Notary,
111 First National Building
(Address)..... Birmingham, Alabama 35203

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 One thousand five hundred (\$1,500.00) and NO/100---- DOLLARS and the execution of a Five Hundred (\$500.00) Dollar Mortgage by the Grantees herein in favor of the Grantors herein to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, A. G. Denard and his wife, Judith Denard,

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

James A. Chance and his wife, Bessie Lee Chance, (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:

A Parcel of Land out of the South Half of Lot 11, Block 1, according to the Survey of Pelham Estates, as recorded in Map Book 3, Page 57, in the Office of the Probate Judge of Shelby County, Alabama, more particularly described as follows: Begin at the Southwest Corner of said Lot and run East 125 feet, thence North 50 feet, thence West 150 feet, thence South 50 feet, to the point of beginning, Subject to all easements of record.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1969 OCT 31 AM 11:06
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
REC. BK. 296 PAGE 57
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 29th day of September, 1969.

WITNESS:

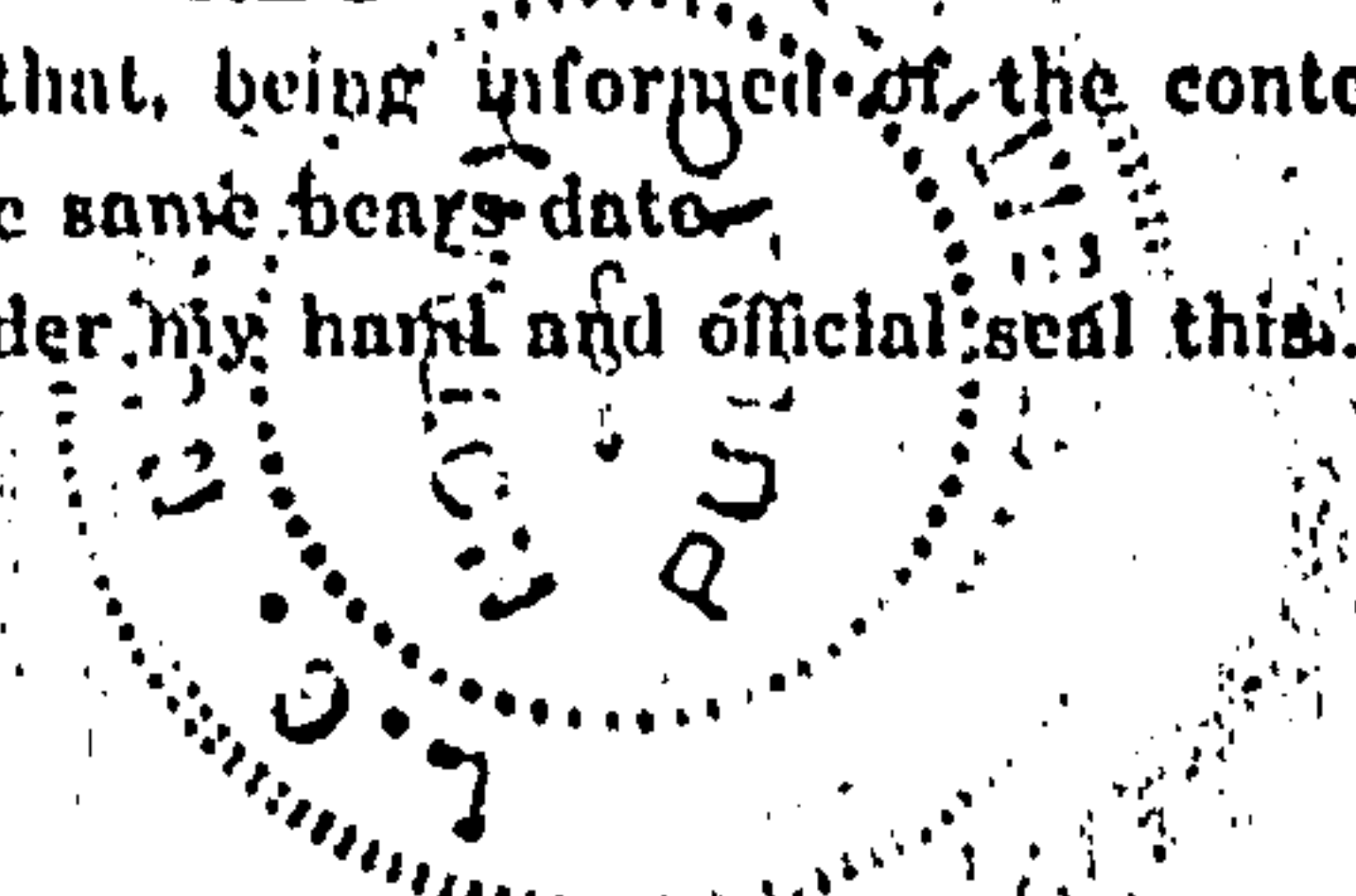
.....(Seal)
.....(Seal)
.....(Seal)

A. G. Denard
A. G. Denard
Judith Denard
Judith Denard
.....(Seal)
.....(Seal)

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BOOK 200 PAGE 111
STATE OF ALABAMA
Shelby } COUNTY }

General Acknowledgment

I, L. G. Hummer, a Notary Public in and for said County, in said State, hereby certify that A. G. Denard and his wife, Judith Denard, whose name 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 29th day of September, A. D., 1969.



L. G. Hummer
Notary Public.