

See mtg 313 Page 184
1102

This instrument was prepared by

(Name) WALLACE & ELLIS, Attorneys

(Address) Columbiana, Alabama

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 SIXTY-FIVE THOUSAND AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Lester Stansell and Nell C. Stansell

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

Howard Green and wife, Robbie Green

(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 SE $\frac{1}{4}$ of SE $\frac{1}{4}$ and the SW diagonal half of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 1, EXCEPTING that portion sold to Water Works Board of Town of Calera, as described in Deed Book 186, page 370, in the Probate Office of Shelby County, Alabama.
The NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 12, all in Township 22, Range 3 West.
The SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 6, Township 22, Range 2 West, except that part conveyed to Joshua H. Frost by deed recorded in Deed Book 27, page 147, in the Probate Office of Shelby County, Alabama.
Also except easement or right of way to Water Works Board of Town of Calera, as described in Deed Book 186, page 370, in said Probate Records. Also excepting Highway right of way.
Also except rights conveyed to Water Works Board of the Town of Calera as shown by instrument recorded in Deed Book 249, page 198, in the Probate Records of Shelby County, Alabama, and subject to transmission line permits and road rights of way of record.

STATE OF ALA. SHELBY CO.
NOTARIES PUBLIC
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1970 JAN 12 AM 10:30
U.C. FILE NUMBER OR
REG. BK. & PAGE IS SHOWN ABOVE
Consolidated
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 7th day of January, 19 70.

WITNESS:

.....(Seal) Lester Stansell.....(Seal)
.....(Seal) Nell C. Stansell.....(Seal)
.....(Seal)(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lester Stansell and Nell C. Stansell whose names 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 7th day of January, A. D., 19 70.

Frank A. Smith
Notary Public.

BOOK 260 PAGE 867