

THE STATE OF ALABAMA,
SHELBY COUNTY.

THIS INDENTURE, made and entered into on this the 8th day of January, 1970, by and between the undersigned Ione C. Guerard, an unmarried woman, as party of the first part, and W. P. Guerard, Jr., as party of the second part.

W I T N E S S E T H :-

That the said party of the first part, for and in consideration of the love and affection which she has for her son, the said party of the second part, and in further consideration of the sum of ONE DOLLAR (\$1.00) to her in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has granted, bargained and sold and by these presents does hereby grant, bargain, sell and convey unto the said party of the second part, SUBJECT however to the reservation by her of a life estate in and to said property, the following described real estate, lying and being situated in the City of Montevallo, Shelby County, Alabama, to-wit:-

That certain lot or parcel of land in the City of Montevallo, Shelby County, Alabama, known as the Crowe Residence Lot. Said lot fronts on Main Street, approximately 92 feet with a uniform depth of 300 feet. This lot is bounded on the North by Main Street, on the East by the Old Johnson Lot, on the South by a street and on the West by the Old Elliot Property. It is also referred to as E $\frac{1}{2}$ of Lots 3 and 4 of Storrs Addition to the City of Montevallo and it is the same property on which Mrs. Lennie P. Crowe resided for many years and which was devised by her to her daughter, Ione C. Guerard.

TO HAVE AND TO HOLD unto the said party of the second part and unto his heirs and assigns, FOREVER, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, SUBJECT however to the right of the said Ione C. Guerard to the full use and enjoyment of the same for and during her natural life, herein reserved by her.

IN TESTIMONY WHEREOF the said party of the first part has hereunto set her hand and seal on this the day and date first above written.

Ione C. Guerard (SEAL)
Ione C. Guerard.

THE STATE OF ALABAMA,
PERRY COUNTY.

I, Sheldon J. Davis, Jr., a Notary Public, in and for said County in said State, hereby certify that Ione C. Guerard, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 12th day of January, 1970.

Sheldon J. Davis, Jr.
Notary Public, Perry County, Alabama.

STATE OF ALABAMA
SHELBY COUNTY
NOTARY PUBLIC
THIS INSTRUMENT WAS FILED
JAN 14 1970
UCC FILING
C. B. K. F. S. SHOWN ABOVE
E. C. PROBERT