

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

Form 1-1-6 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 and no/100 Dollars and other good and valuable consideration ~~for work~~ and the assumption by the Grantees of that certain mortgage from the Grantors herein to Cobbs, Allen & Hall Mortgage Co. dated June 14, 1968, recorded in Mtg. Book 309, Page 8, in the Probate Office of Shelby County, Ala. to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Harold Leon Davenport and wife, Sarah N. Davenport

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

Frank A. Rikard and LaVerne E. Rikard

(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 15, of Sector Two of Alabaster Highlands Subdivision, as recorded in Map Book 5, Page 13, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements and restrictions of record.

REC. BK. & INDEX AS SHOWN ABOVE
U.C. FILE NUMBER OF ABOVE
COUNTY CLERK
JAN 26 1970
STAFF RECORDS SECTION
STATE DEPT. OF REVENUE
INSTRUMENT WAS FILED
Need Just 3.00

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 24th day of January, 19 70

WITNESS:

.....(Seal)

.....(Seal)

.....(Seal)

Harold Leon Davenport (Seal)
Harold Leon Davenport

Sarah N. Davenport (Seal)
Sarah N. Davenport

.....(Seal)

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STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

Karl C. Harrison, a Notary Public in and for said County, in said State, hereby certify that Harold Leon Davenport and wife, Sarah N. Davenport

whose names are 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 the day the same bears date.

Given under my hand and official seal this 24th day of January, A. D. 19 70

Karl C. Harrison
Notary Public.
State of Alabama