

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

Form 1-15 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 Ten Thousand and No/100 (\$10,000.00)----- DOLLARS

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

William D. McConaughy, an unmarried man

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

Laura Lou W. Roberts and husband, John Henry Roberts, Jr.

(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 part of Lot No. 26 and a part of Lot No. 27, according to the original plan of Town of Montevallo, Alabama, more particularly described as follows: Begin at the intersection of the Northwest border of Main Street with the Northeast border of Vine Street and go along this Northeast boundary of Vine Street 160.0 feet to point of beginning; thence at an angle of 90 deg. 00 min. to the right 149.35 feet to Northeast border of Lot 27; thence at an angle of 90 deg. 07 min. to the left and along said border 48.0 feet; thence at an angle of 39 deg. 53 min. to the left 149.25 feet to Northeast border of Vine Street; thence at an angle of 90 deg. 00 min. to the left and along this border 48.0 feet to point of beginning, according to survey of Floyd Atkinson, Registered Land Surveyor, dated January 20, 1970.

Subject to an 8 foot easement along the northeast line of Lot No. 27, and subject to easement to the Town of Montevallo for gas line, and subject to existing water line and sewer line easement.

STATE OF ALABAMA
COUNTY OF SHELBY
RECEIVED
JAN 29 1970
10:00
U.C. FILE
REC. EX. & INDEX AS REQUIRED
CONFIRMED
NOTARY PUBLIC

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, I have hereunto set my hand(s) and seal(s), this 29th day of January, 1970.

WITNESS:

(Seal)

(Seal)

(Seal)

William D. McConaughy (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 William D. McConaughy, an unmarried man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of January, A. D., 1970.

Notary Public.