

This instrument was prepared by

(Name) WALLACE & ELLIS, Attorneys

(Address) Columbiana, Alabama

Form 1-1-4 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 AND NO/100 DOLLARS

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

Robert F. McLeroy and wife, Lohner F. McLeroy

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

F. Catherine Faulkner and Lohner F. McLeroy

(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 the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West; more particularly described as follows: Commence at the Northwest corner of Columbiana Homes Incorporated Sub-division, as shown by map of same recorded in Probate Office of Shelby County, Alabama; from said point of commencement run South 16 deg. 32' East along the Westerly line of said Sub-division 454 feet to North right of way line of the Columbiana-Saginaw Cut-off road; thence turn an angle of 93 deg. 22' to right and run 204.9 feet; thence turn angle of 2 deg. 30' to left and run 12.1 feet to point of beginning of parcel herein conveyed; thence continue in same direction a distance of 253.9 feet to R. S. Holliman lot; thence turn an angle of 83 deg. 10' to right and run 256 feet to South right of way line of the Southern Railway; thence turn an angle of 75 deg. 40' to right and run along South right of way line of said Railroad a distance of 253.9 feet; thence run in a straight line in a Southeasterly direction to point of beginning. Situated in the Town of Columbiana, Alabama.

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 13 day of January, 1970.

WITNESS:

(Seal)

(Seal)

(Seal)

Robert F. McLeroy

Lohner F. McLeroy

(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 Robert F. McLeroy and wife, Lohner F. McLeroy whose name ~~is~~ 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 13 day of January, A. D. 1970.

Nancy K. Brasher

Notary Public.