

This instrument was prepared by

(Name) WALLACE & ELLIS, Attorneys

(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 TEN AD 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:

Commencing at the intersection of the west margin of the sidewalk on the west side of Main Street with the south margin of the sidewalk on the south side of Sterrett Street in the City of Columbiana, Shelby County, Alabama, and run in a westerly direction along the south margin of the sidewalk on south side of Sterrett Street 250 feet for point of beginning of lot herein conveyed; thence turn an angle of 90 deg. 15' to the left and run in a southerly direction 241.2 feet to a fence; thence turn an angle of 90 deg. to the right and run in a westerly direction 90 feet to the west line of Lester Street; turn thence an angle of 90 deg. to the right and run along the west line of Lester Street 242 feet to the south margin of the sidewalk on south side of Sterrett Street; turn thence an angle of 90 deg. to the right and run along the south margin of said sidewalk 90 feet, more or less, to the point of beginning.

As a part of the consideration herein the grantees assume and agree to pay as the same becomes due that certain mortgage in favor of the Shelby County Savings and Loan Association, recorded in Mortgage Book 305, page 565, in the Probate Records of Shelby County, 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, NO have hereunto set OUR hand(s) and seal(s), this 15 day of January, 1970.

WITNESS:

(Seal)

(Seal)

(Seal)

*Robert F. McLeroy*  
*Lohner F. McLeroy*

(Seal)

(Seal)

(Seal)

General Acknowledgment

STATE OF ALABAMA  
SHELBY COUNTY  
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 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. Braxton*  
Notary Public