

This instrument was prepared by

1318

(Name) Karl C. Harrison

(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 Two Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Lillie B. Smith, a widow; and Estella M. Smith Simmons and husband, James Simmons (herein referred to as grantors) do grant, bargain, sell and convey unto

LeRoy S. Blankenship and Catherine J. Blankenship

(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:

Commence at the northwest corner of SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 28, Township 21 South, Range 1 East and run thence east 165 feet to the point of beginning of the land herein conveyed; thence south and parallel with the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 135 feet; thence west and parallel with the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 165 feet; thence south along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 600 feet; thence east and parallel with the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 660 feet; thence north and parallel with the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 735 feet to the north line of the said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 28; thence west along said north line a distance of 495 feet to the point of beginning; being situated in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 28, Township 21 South, Range 1 East.

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 3rd day of February, 1970

WITNESS:

(Seal)

(Seal)

(Seal)

Lillie B. Smith

Lillie B. Smith

(Seal)

Estella M. Smith Simmons

Estella M. Smith Simmons

(Seal)

James Simmons

James Simmons

(Seal)

General Acknowledgment

STATE OF ALABAMA

Shelby COUNTY

Martha B. Joiner

Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Lillie B. Smith, a widow; Estella M. Smith Simmons and husband, James Simmons whose names 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 3rd day of February, A. D., 1970

Martha B. Joiner

Notary Public.

See corrective deed - deed Bfl 293 Page 471 7-21-75

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