

This instrument was prepared by

(Name).....

(Address).....

Form 1-1 & 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 AND NO/100 (\$1.00) DOLLARS

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

Frank Griffin and wife, Martha O. Griffin
(herein referred to as grantors) do grant, bargain, sell and convey unto

Frank Griffin and wife, Martha O. Griffin
(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:

All that part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 28, Township 20 South, Range 3 West, lying East of the Montevallo-Helena Highway.

All that part of the E $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 33, Township 20 South, Range 3 West that lies East of the right of way of Montevallo-Helena Highway.

All that part of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 33, Township 20 South, Range 3 West that lies East of the right of way of Montevallo-Helena Highway.

All that part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 33, Township 20 South, Range 3 West that lies North of a cross fence, said fence being described in deed recorded in Deed Book 148, page 87, being all that part of the forty that lies North of the W. M. Farris lands.

A strip of land being 31 poles Wide (East and West) across the West side of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 34, Township 20 South, Range 3 West.

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 16 day of February, 1970.

WITNESS:

..... (Seal)

..... (Seal)

..... (Seal)

Frank R. Griffin (Seal)
Martha O. Griffin (Seal)
..... (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Frank Griffin and Martha O. Griffin 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 16 day of February, A. D., 1970.

James Brasher
Notary Public.