

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

Form 1-1-5 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 Three Thousand Five Hundred and No/100 (\$3,500.00)---DOLLARS

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

Ladean Embry Ebersole and husband, Louis F. Ebersole

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

Walter M. Garrett and wife, Ada V. Garrett

(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:

The SW¼ of NW¼ of Section 34, Township 18.South, Range 2 East, less and except those portions thereof heretofore conveyed to H. R. Justice, to Calcis Baptist Church, and to Walter Garrett, subject to public road right of way and other easements of record. Subject to purchase money mortgage.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1970 FEB 27 PM 11:18  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Conf. # 350  
NAME OF NOTARY

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)

X Ladean Embry Ebersole (Seal)

X Louis F. Ebersole (Seal)

(Seal)

General Acknowledgment

MISSISSIPPI  
STATE OF ALABAMA  
Etibbeha COUNTY

the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ladean Embry Ebersole and husband, Louis F. Ebersole 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 16 day of February, A. D., 1970.

My Commission Expires June 11, 1973

Notary Public.