

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 (\$700.00) Seven hundred and no/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James R. Efferson and wife, Mavis A Efferson

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

Bobby C. Studdard and wife, Elizabeth A Studdard

(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:

Begin at the Northeast corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2, Township 24 North, Range 12 East and run thence in a Southerly direction along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 140.44 feet, Thence turn an angle of 98 deg. 16 min. to the right and run Westerly a distance of 190.0 feet to the East line of a driveway; thence turn an angle of 81 deg. 44 min. to the right and run Northerly along said driveway a distance of 140 feet more or less to the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn an angle of 98 deg. 16 min. to the right and run Easterly along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 190 feet more or less to the point of beginning.

STATE OF ALA. SHELBY CO.
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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 27th day of February, 1970

WITNESS:

James R. Efferson (Seal)
Mavis A. Efferson (Seal)

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General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James R. Efferson and wife, Mavis A. Efferson 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 27th day of February, A. D., 1970

James H. Sturkner
State at Large
Notary Public.