

This instrument was prepared by

(Name) Frank Dominick

(Address) 927 Brown-Marx Building, Birmingham, Alabama 35203

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

(J)  
STATE OF ALABAMA }  
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and No/100 - - - - - DOLLARS  
and assumption of mortgage, and execution of purchase money mortgage as set out hereinbelow.

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Claude E. McAuley and wife, Barbara D. McAuley

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

Ben C. Frederick and Violet J. Frederick

(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 SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 34, Township 18,  
South, Range 1 West.

Also all that part of the SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of  
Section 34, Township 18 South, Range 1 West,  
lying east of the New Dunnavant Valley  
Highway right-of-way

As a part of the consideration, grantees assume and agree to pay the balance  
due under that mortgage to Jefferson Federal Savings and Loan Association,  
recorded in Mortgage Book 299, page 292, in the Probate Office of Shelby  
County, Alabama, and the execution of a purchase money mortgage in the  
amount of \$26,321.18 securing balance of purchase price.

RECORDED  
MAR 2 1970  
10:00  
U.C. FILE  
REC. FILED  
MAR 2 1970

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 27  
day of February, 19 70

WITNESS:

(Seal)

(Seal)

(Seal)

Claude E. McAuley (Seal)  
Barbara D. McAuley (Seal)  
Barbara D. McAuley (Seal)

STATE OF ALABAMA }  
JEFFERSON COUNTY }

General Acknowledgment

Frank Dominick, a Notary Public in and for said County, in said State,  
hereby certify that Claude E. McAuley and wife, Barbara D. McAuley  
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 27 day of February, A. D., 19 70.

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Frank Dominick  
Notary Public.