

This instrument was prepared by

(Name) WALLACE & ELLIS, Attorneys

(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 ONE THOUSAND DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

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

James A. Caton and wife, Margaret E. Caton

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

David H. Crump and wife, Joan D. Crump

(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 E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 25, Township 21 South, Range 3 West, which lies South and Southeasterly of the centerline of a dirt road which crosses the Northwestern portion of said E $\frac{1}{2}$ of the SE $\frac{1}{4}$, said dirt road being the one and same dirt road which connects the above described property to Smokey Road. The parcel of land herein conveyed is situated in Shelby County, Alabama, and contains 66 acres, more or less.

As a part of the consideration herefor grantees assume and agree to pay as the same becomes due that certain mortgage executed by Leonard N. Klein and wife, Carolyn Rodgers Klein to Shelby County Savings and Loan Association recorded in Mortgage Book 298, page 505 in the Probate Office of Shelby County, Alabama.

STATE OF ALABAMA
SHELBY COUNTY
RECORDED
1970 MAR 13 PM 9:01
U.C. FILE
REC. BK. & PAGE AS SHOWN ABOVE
CLASSIFIED BY
JUNE 11 1971

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 12 day of March, 1970.

WITNESS:

(Seal)

(Seal)

(Seal)

James A. Caton (Seal)

Margaret E. Caton (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, hereby certify that James A. Caton and wife, Margaret E. Caton 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 12 day of March, A. D., 1970.

Frank C. Cline
Notary Public.