

This instrument was prepared by

(Name) KARL C. HARRISON

(Address) COLUMBIANA, ALABAMA

Form 1-15 Rev. 1-64

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 Five Hundred and no/100 ----- DOLLARS

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

L. H. Driver and wife, Lola Driver

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

J. H. Driver and Versie Driver

(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:

Commence where the West side of unpaved street crosses the South line of N¹/₄ of the E.W. of SW¹/₄ of Section 2, Township 24, Range 13 East and run Northerly along the West line of said unpaved street and parallel with the East line of said 40 acres 360 ft. to the point of beginning; thence continue along the West line of said unpaved Street to the South line of a public road leading in a westerly direction to the residence of Gene Gentry; thence in a Westerly direction along the South line of said last mentioned public road 200 ft.; thence South and parallel to the East line of said 40 acres running to a point due West of the point of beginning; thence East 200 ft. to the point of beginning.

STAFF OFFICE SHELBY CO.
RECORDS & CLERK
REC'D APR 23 1970 9:21
UCC FILING OFFICE
REC'D APR 23 1970 9:21

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 9th day of April, 1970

WITNESS:

(Seal)

(Seal)

(Seal)

L. H. Driver (Seal)
Lola Driver (Seal)
Lola M. Driver (Seal)

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STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, Martha B. Janner, a Notary Public in and for said County, in said State, hereby certify that L. H. Driver and wife, Lola Driver whose name is L. H. Driver 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 was made.

Given under my hand and official seal this 9th day of April, A. D., 1970

Martha B. Janner
Notary Public.