

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

Form 1-1-6 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 and No/100 (\$1,000.00) ----- DOLLARS

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

Willie Orange Posey and wife, Helen Posey

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

Lenn Lilly and wife, Fannie B. Lilly

(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 at the NE corner of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 31, Township 20 South, Range 2 East; thence run South 57 deg. 17 min. West, a distance of 222.25 feet to a point on the West right of way line of Alabama Highway 25, and the point of beginning; thence turn an angle of 23 deg. 35 min. to the left and run along said right of way line a distance of 105.00 feet; thence turn an angle of 3 deg. 17 min. to the left and along said right of way line a distance of 106.30 feet; thence turn an angle of 59 deg. 35 min. to the right and run a distance of 185.00 feet; thence turn an angle of 107 deg. 23 min. to the right and run a distance of 261.83 feet; thence turn an angle of 90 deg. 34 min. to the right and run a distance of 230.00 feet to the point of beginning. Situated in the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 31, Township 20 South, Range 2 East, Shelby County, Alabama, and containing 1.06 acres, according to survey of Frank W. Wheeler, dated January 17, 1964.

The name of the Grantee, Lenn Lilly, was incorrectly spelled in a prior deed of January 21, 1964, recorded in Deed Book 229, at page 2, Office of Judge of Probate of Shelby County, when said Lenn Lilly and wife, Fannie B. Lilly conveyed the above described property to the grantees herein.

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 2nd day of May, 1970

WITNESS:  
Willie Orange Posey (Seal)  
Helen Posey (Seal)

Willie Orange Posey (Seal)  
Helen Posey (Seal)

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Willie Orange Posey and wife, Helen Posey 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 2nd day of May, A. D., 1970

Notary Public.