

This instrument was prepared by

(Name) Wallace & Ellis, Attorneys

(Address) Columbiana, Alabama

Form 1-1-B 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 & no/100 (\$1.00) Dollars, the execution of a purchase money ~~mortgage~~ mortgage and assumption of existing mortgage as hereinafter shown; to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Ella P. Threatt, a widow

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

Lonnie B. Anderson and wife, Mary Alice Anderson

(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:

A lot in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 7, Township 24 North, Range 13 East, described as follows: Beginning at the center of the SW $\frac{1}{4}$ of said Section 7 and run thence in a Southerly direction along a line making an angle of 17 deg. 57' to the left and from the West side of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 7, a distance of 496.4 feet to a point on the SW right of way of paved Highway; thence at an angle to the left of 11 deg. 09' and along the SW boundary of said Highway 567.4 feet for a point of beginning of the lot herein described and conveyed; thence continue along the SW right of way of said right of way in the same direction 208.7 feet; thence at an angle of 90 deg. right a distance of 208.7 feet; thence at an angle of 90 deg. to right a distance of 208.7 feet; thence at an angle of 90 deg. right a distance of 208.7 feet to point of beginning. Situated in Shelby County, Alabama.

As a part of the consideration of this conveyance, grantees assume and agree to pay as the same becomes due that certain mortgage indebtedness evidenced by mortgage to Shelby County Savings & Loan Association dated April 19, 1968 and recorded in the Probate Office of Shelby County, Alabama in Mortgage Book 308, page 502.

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 lawfully 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 May day of 1970

WITNESS:

(Seal)

Ella P. Threatt

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

the undersigned

a Notary Public in and for said County, in said State,

do hereby certify that Ella P. Threatt

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me

this day, that, being informed of the contents of the conveyance she executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 18th day of May, A. D. 1970

Robert D. Moore

Notary Public.
My Commission Expires October 10, 1973