

This instrument was prepared by

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(Name) TAYLOR & NEWBY, ATTORNEYS AT LAW

(Address) P. O. BOX 398, PRATTVILLE, ALA.

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

AUTAUGA COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Dollars and other valuable considerations

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James F. Pinckard and Gayle Thomas Pinckard, individually and as husband and wife, (herein referred to as grantors) do grant, bargain, sell and convey unto

John T. Shelton and Beverly S. Shelton

(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:

Lot Numbered 10, according to Capps Subdivision of Calera, Alabama, and being a part of the Southeast Quarter of the Southeast Quarter of Section 20, Township 22, Range 2 West as shown by survey and map of record in Map Book 3, on page 155, in the Office of the Judge of Probate of Shelby County, Alabama.

As part of the consideration and purchase price of this deed, the Grantees herein assume and agree to pay that indebtedness as evidenced by mortgage in favor of The First National Bank of Birmingham, as Trustees of Jonas Morris, as the same appears of record in Mortgage Book 246 at page 93, in the Office of the Judge of Probate of Shelby County, Alabama; and subsequently transferred to to the Federal Savings & Loan Association of Alabama as recorded in Deed Book 216 at page 990 in the Probate Office aforesaid.

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 30th day of May, 1970

WITNESSES

(Seal)

(Seal)

(Seal)

James F. Pinckard (Seal)
Gayle Thomas Pinckard (Seal)

(Seal)

STATE OF ALABAMA

AUTAUGA COUNTY

General Acknowledgment

I, Geo. M. Taylor, Jr., a Notary Public in and for said County, in said State, hereby certify that James F. Pinckard and Gayle T. Pinckard 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 30th day of May, A. D. 1970

Geo. M. Taylor, Jr. (Seal)
Notary Public.