

This instrument was prepared by

2442

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

Form 1-15 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 DOLLARS

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

George F. Roach and wife, Annie Roach

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

George F. Roach and Annie Roach

(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:

Beginning at the northwest corner of Section 17, Township 21, Range 2 West and run along road south 2 deg. 30 min. east 1209 feet; thence north 83 deg. 30 min. east 643 feet; thence north to east-west section line forming north boundary line of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 17; thence west along said section line to point of beginning, being 20 acres, more or less, EXCEPT that part lying northwest of Cove Spring Branch.

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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 June, 1970

WITNESS:

(Seal)

(Seal)

(Seal)

George F. Roach
George F. Roach

Annie Roach
Annie Roach

(Seal)

(Seal)

(Seal)

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STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

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Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that George F. Roach and wife, Annie Roach 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 9th day of June, A. D., 1970

Martha B. Joiner
Notary Public.