

This instrument was prepared by

(Name) **WALLACE & ELLIS, Attorneys**

(Address) **Columbiana, Alabama**

Form 1-1A 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 **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

XXXXXXX

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Lawrence Thomas and wife, Shirley D. Thomas

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

Everette Thomas and wife, Corine Thomas

(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:

Begin at the NE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West, thence South along the east line of said $\frac{1}{4}$ Section 636.46 feet, thence 91 deg. 29' right 200 feet, thence 88 deg. 31' right 636.17 feet to the north line of said $\frac{1}{4}$ Section, thence easterly along the said north line 200 feet to the point of beginning.

Subject to those restrictions contained on that certain deed dated April 17, 1968, and recorded in Deed Book 252, page 762, in the Probate Records of Shelby County, Alabama.

RECORDED
MAY 10 1970
BOOK 252 PAGE 762
WEEK DAY .50

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 **1st** day of **May**, 19**70**

WITNESS:

(Seal)

(Seal)

(Seal)

Lawrence J. Thomas

(Seal)

Shirley D. Thomas

(Seal)

(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 **Lawrence Thomas and wife, Shirley D. Thomas** 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 **1st** day of **May**, A. D., 19**70**

Frank A. [Signature]

Notary Public.

619

PAGE

BOOK 252