

See Mtg 314 - 176

3561  
for \$1000

This instrument was prepared by

(Name) **Wallace & Ellis, Attorneys**

(Address) **Columbiana, Alabama**

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  
**SHELBY**

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TEN THOUSAND AND NO/100 (\$10,000.00)** DOLLARS

and the execution of purchase money mortgage to sellers in the amount of **\$5,000.00** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

**L. O. Carlton and wife, Juanita Carlton**

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

**William Roy Deason and wife, Arizona Deason**

(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:

**Ten acres on the West side of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 28, Township 19, Range 1 East, said 10 acres fronting 330 feet on the North side of said forty and running back at that width 1320 feet along the West side of said forty acres to the South line thereof.**

STATE OF ALABAMA  
SHELBY COUNTY  
JUL 22 1970  
JUL 22 PM 3:24  
U.C.C. FILE NUMBER OR  
REC. EX. & PAGE AS SHOWN ABOVE  
CONFIRMATION  
JUL 22 1970

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 **22nd** day of **June**, 19**70**...

WITNESS:

(Seal)

**L. O. Carlton**  
(L. O. Carlton)

(Seal)

(Seal)

(Juanita Carlton)

(Seal)

(Seal)

**Juanita Carlton**  
(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 **L. O. Carlton and wife, Juanita Carlton** 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 **22nd** day of **June**, A. D., 19**70**.

**Lance Brasher**  
Notary Public.

BOOK 262 PAGE 762

