

This instrument was prepared by

(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 Seven Hundred Ninety and no/100----- DOLLARS

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

Oakley G. Vincent and wife, Olive F. Vincent

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

John L. Hoffman and Marguerite Hoffman (husband and wife)

(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 southeast corner of the SE₄ of NW₄, Section 15, Township 21 South, Range 2 West and run north along the east boundary of said $\frac{1}{4}$ Section a distance of 164.1 feet to a point; thence turn an angle of 90 deg. 03 min. to the left and run westerly a distance of 210.0 feet to a point; thence turn an angle to the left and run southerly and parallel with the east line of said lot 164.1 feet to a point; thence turn an angle of 90 deg. 03 min. to the left and run easterly a distance of 210 feet to the point of beginning; being situated in the SE₄ of NW₄, Section 15, Township 21 South, Range 2 West and containing 0.79 acres.

REC'D. FILED. JUN 26 1970
UCC FILE NUMBER OR
REC. EX. & PAGE ASSIGNED ABOVE
Conveyance
JOSEPH F. PREPARE

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 18th day of June, 1970.

WITNESS:
Martha B. Joiner (Seal)
S. W. Seale (Seal)

(Seal)

Oakley G. Vincent (Seal)
Olive F. Vincent (Seal)

(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Oakley G. Vincent and wife, Olive F. Vincent, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on 18 day, that, being informed of the contents of the conveyance, they executed the same voluntarily on 18 day the aforesaid date.

Given under my hand and official seal this 18th day of

June

A. D., 1970

Martha B. Joiner
Notary Public