

This instrument was prepared by.

3640

(Name).....Karl C. Harrison.....

(Address).....Columbiana, Alabama.....

Form 1-1-6 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,
Albert E. Baumgartner and wife, Bessie F. Baumgartner
(herein referred to as grantors) do grant, bargain, sell and convey unto

Albert E. Baumgartner and Bessie F. Baumgartner
(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 3 in Block 3 according to Arden Subdivision of the town of Montevallo,
Alabama, as recorded in the Probate Office of Shelby County, Alabama, in
Map Book 3 page 64.

Subject to covenants and restrictions of "The Montevallo Development Company"
recorded in Deed Book 139 page 269.

STATE OF ALA. SHELBY CO.
RECORDING THIS
INSTRUMENT WAS FILED
JUL 2 1970 JUN 29 10:44
U.C.C. FILE NUMBER OR
REC. EX. 2 PAGE AS SHOWN ABOVE
Deed of Probate
JUDGE OF PROBATE

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 29th
day of June, 1970.

WITNESS:

.....(Seal)
.....(Seal)
.....(Seal)

Albert E. Baumgartner (Seal)
Albert E. Baumgartner
Bessie F. Baumgartner (Seal)
Bessie F. Baumgartner (Seal)

General Acknowledgment

STATE OF ALABAMA }
SHELBY COUNTY }

Martha B. Joiner, a Notary Public in and for said County, in said State,
hereby certify that Albert E. Baumgartner and wife, Bessie F. Baumgartner
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 29th day of June, A. D., 1970.

Martha B. Joiner
Notary Public.

BOOK 202 PAGE 855