

This instrument was prepared by

(Name) WALLACE & ELLIS, Attorneys

(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 TEN AND NO/100 DOLLARS

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

J. H. Jones and wife, Grace Jones

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

Billy Pearson and wife, Peggy Joyce Pearson

(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:

A part of the SW¹/₄ of the SW¹/₄ of Section 14, Township 24, Range 15 East, more particularly described as follows: Commence at a railroad iron marking the SE corner of the SW¹/₄ of SW¹/₄ of said Section and run thence South 87 deg. 30' West along the Southern boundary thereof a distance of 363 feet to a point; thence run North 3 deg. West to a point on the Northern right of way line of paved county highway and point of beginning of the tract herein conveyed; thence continue in the same direction a distance of 250.00 feet to a point; thence turn to the right and run Easterly parallel with the Northern boundary of said ¹/₄ ¹/₄ Section a distance of 300 feet more or less to a point on the Western boundary of J. V. Jones and Elsie Jones lot; thence turn to the right and run Southerly parallel with the Eastern boundary of said ¹/₄ ¹/₄ Section and along the J. V. Jones and Elsie Jones lot to a point on the Northern right of way line of said paved county highway; thence turn to the right and run in a Northwesterly direction along said highway right of way to point of beginning.

STATE OF ALABAMA
SHELBY COUNTY
JUL 9 1970
REC. BK. & PAGE AS SHOWN ABOVE
JUL 9 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 7th day of July, 1970.

WITNESS:

(Seal)

(Seal)

(Seal)

J H Jones (Seal)

Grace Jones (Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. H. Jones and wife, Grace Jones, 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 7th day of July, A. D., 1970

Nancy L. Bracher
Notary Public.