

This instrument was prepared by

3412 A

(Name) HEAD AND HEAD  
Attorneys at Law  
(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 one hundred DOLLARS  
and other valuable consideration

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

Herschel M. Riley and wife, Ina Mae Riley

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

Larry E. Mitchell and wife, Sherry E. Mitchell

(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:

Commence at the Southeast corner of the N.W. 1/4 of the N.E. 1/4 of Section 18, Township 21, Range 2 West and run along the south line of same 242.7 feet to the East Right of Way line of the Birmingham-Montgomery Highway; thence along said Highway Right of Way line North 38 degrees 15 minutes west 589 feet to the point of beginning; thence continue in northerly direction along the East right of way line of said Birmingham-Montgomery Highway (being U.S. Highway 31) a distance of 153 feet; thence North 72 deg. 10 min. East a distance of 423 feet; thence run South 2 deg. 15 min. East, parallel with the east line of said quarter-quarter section; a distance of 110 feet; thence in southwesterly direction a distance 360 feet, more or less to the point of beginning.

Subject to easements and rights of way of record.

Subject to purchase money mortgage.

*Mtg - never recorded*  
This mortgage paid in full and satisfied this the 5th day of August 1975

Attest: *Herschel M. Riley*  
Judge of Probate

*Conrad M. Fowler Ina Mae Riley*

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
*Kell J. Lee*  
1975 JUNE -5 PM 12:44  
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE  
*Conrad M. Fowler*  
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 June day of June, 1970.

WITNESS:  
..... (Seal)  
..... (Seal)  
..... (Seal)  
*Herschel M. Riley* (Seal)  
*Ina Mae Riley* (Seal)

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STATE OF ALABAMA }  
SHELBY COUNTY }  
I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Herschel M. Riley and wife, Ina Mae Riley, 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 of June, 1970.  
GIVEN under my hand and official seal this June day of June, A. D., 1970.  
*[Signature]*  
Notary Public.