

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

Form 1-1 & Rev. 1-64

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 Two Thousand Five Hundred and No/100 (\$2,500.00)-----DOLLARS

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

J. L. Massey, an unmarried man

Earline M. Massey, an unmarried woman

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

Milton C. Keller, Jr. and wife, Mary O. Keller

(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 No. 33-A as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows:
Commence at the intersection of the north right of way line of Center Avenue and the east right of way line of Cotten Street, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence north along said right of way line of Cotten Street for 305.00 feet to the point of beginning; thence 92 deg. 15 min. 23 sec. left and run northerly for 37.00 feet to a point on the southwesterly right of way line of the Louisville & Nashville Railroad; thence northwesterly along said right of way line of the Louisville & Nashville Railroad and along the arc of a curve to the right having a radius of 1960.08 feet for 40.12 feet; thence 55 deg. 55 min. 14 sec. left, as measured from tangent of aforesaid curve, and run westerly for 136.16 feet to a point on the easterly right of way line of said Cotten Street; thence 92 deg. 15 min. 26 sec. left and run southerly along said right of way line of Cotten Street for 70.00 feet to the point of beginning.

As a part of the consideration, the Grantees assume and agree to pay the unpaid balance on the mortgage against said property held by City Federal Savings and Loan Association recorded in Mortgage Book 298 at page 220, Office of the Judge of Probate of Shelby County, Alabama.

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) 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 day of August, 1970.

WITNESS:

(Seal)

(Seal)

(Seal)

Joe L. Massey

Earline M. Massey

(Seal)

(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 J. L. Massey, an unmarried man; and Earline M. Massey, an unmarried woman, 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 8th day of August, A. D. 1970.

Notary Public.