

(Name) Wallace & Ellis

(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 Ten and No/100 (\$10.00) Dollars and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, ~~xxx~~ I,
Mary Ruth Summers, a widow

(herein referred to as grantors) do grant, bargain, sell and convey unto
Johnny Morgan Beavers and wife, Mary Frances Beavers

(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 Northeast One-Fourth of the Southeast One-Fourth of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed West along the South Boundary of said quarter-quarter section for a distance of 392.77 feet to the point of beginning. From this beginning point continue West along the South Boundary of said quarter-quarter section for a distance of 178.51 feet to a point; thence turn an angle of 92° 12' to the right and proceed North for a distance of 170.8 feet to a point on the South side of a county road; thence turn an angle of 77° 43' to the right and proceed Northeasterly along the South side of said road for a distance of 181.06 feet to a point; thence turn an angle of 102° 00' to the right and proceed South for a distance of 203.00 feet to the point of beginning.

The above described land is located in the Northeast One-Fourth of the Southeast One-Fourth of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama, and contains 0.76 acres.

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
INSTRUMENT WAS FILED
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U.C.C. FILE NUMBER 68
REC. DR. & PAGE AS SHOWN ABOVE
Consolidated

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, I have hereunto set my hand(s) and seal(s), this 25th day of July, 1970.

WITNESS:

(Seal) Mary Ruth Summers (Seal)
Mary Ruth Summers
(Seal) (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
Shelby COUNTY } General Acknowledgment

the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mary Ruth Summers, a widow whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance she executed the same voluntarily the day the same bears date.
Given under my hand and official seal this 25th day of July, A. D. 1970.

Cherry Parker Pierce
Notary Public.