

This instrument was prepared by

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(Name).....

(Address).....

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 Four Thousand Eighty-six and two/100 \*\*\*\*\* DOLLARS and the assumption of that certain mortgage to Guaranty Savings & Loan Ass'n. (Loan #207510) as recorded in Mtg. Book 277 Page 937 in the Probate Office, Shelby Co., Ala, dated 19 Je. '62 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Ruthmary Davenport, a single woman

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

Billy R. Coston and wife Gail B. Coston

(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:

Lots 7 & 8, Block 8, H.W. Cannon survey, Alabaster Gardens, Alabaster, Ala. as filed in the Probate Office Shelby County, Alabama, on May 10, 1955, and recorded in Map Book 3 page 156 in said Probate Office; which said map is entitled "Alabaster Gardens", being a subdivision of part of S½ of SW¼ of Section 35, T20 South, Range 3W. Shelby County, Ala.

Subject to covenants and restrictions dated Aug. 9, 1955, and recorded in Deed Book 175 page 68 in said Probate Office.

STATE OF ALA. SHELBY CO.  
CERTIFY THIS INSTRUMENT WAS FILED  
1970 AUG 24 11:10:39  
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE  
Carole J. Sanders  
CLERK 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, I have hereunto set my hand(s) and seal(s), this 15th day of August, 1970.

WITNESS  
*R. Moore* (Seal)

*Ruthmary Davenport* (Seal)

..... (Seal)

..... (Seal)

..... (Seal)

..... (Seal)

577  
233  
800

STATE OF ALABAMA  
Shelby COUNTY

General Acknowledgment

James M. FAULKNER, a Notary Public in and for said County, in said State, do hereby certify that Ruthmary Davenport, a single woman

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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of August, A. D., 1970

*James M. Faulkner*  
Notary Public.  
State at Large