

This instrument was prepared by

(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,

by the

That in consideration of One thousand, two hundred dollars and the assumption of the unpaid balance due on that certain mortgage from the grantors to City Fed. Savings & Loan Asso. dated 1/24/66, recorded in Mtg. Book 298 page 204 in Probate Office

Billy R. Coston and wife Gail B. Coston

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

Robert D. Moore and wife Johnsie E. Moore

(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. 133 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 northerly right of way line of 1st Court and the easterly right of way line of Old Montevallo Road, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence northeasterly along said right of way line of Old Montevallo Road and along the arc of a curve to the left having a radius of 182.47 feet for 75.09 feet to the end of said curve; thence tangent to said curve, run northeasterly along said right of way line of Old Montevallo Road for 216.78 feet to the point of beginning; thence 90 deg. 00 min right and run southeasterly for 143.00 feet; thence 90 deg. 00 min. left and run northeasterly for 80.00 feet; thence 90 deg. 00 min. left and run northwesterly for 143.00 feet to a point on the easterly right of way line of Old Montevallo Road; thence 90 deg. 00 min. left and run southwesterly along said right of way line of Old Montevallo Road for 80.00 feet to the point of beginning.

Being the same property conveyed by Siluria Mills, Inc., a corporation, to Jasper E. Hawkins and Marie A. Hawkins by deed dated Dec. 17, 1965, filed Jan. 27, 1966, recorded in Deed Book 240 page 326 in the Probate Office of Shelby County, Alabama.

REC. DIST. CLERK
SHELBY COUNTY
ALABAMA
AUG 15 1970
GAIL B. COSTON

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 15th day of August, 1970

WITNESS:

.....(Seal)
.....(Seal)
.....(Seal)

Billy R. Coston
Billy R. Coston
Gail B. Coston
Gail B. Coston
.....(Seal)
.....(Seal)

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STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

BOOK 293 PAGE 203. Robert D. Moore, a Notary Public in and for said County, in said State, hereby certify that Billy R. Coston and wife Gail B. Coston 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 15th day of August, A. D., 1970

My Commission Expires October 10, 1971
Notary Public.