

This instrument was prepared by

4032

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

Form 115 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 DOLLARS

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

Lenward M. Greene and wife, Audrey J. Greene

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

John D. Roberson and Carolyn G. Roberson

therein 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 northeast corner of Section 10, Township 19 South, Range 2 East and run south along the east line of Section 10 a distance of 669.0 feet to the southeast corner of Charles Green lot; thence turn an angle of 90 deg. to the right and run west along the south boundary line of said lot a distance of 210.0 feet to the southwest corner of said lot; thence run south 32 deg. 30 min. west (MB) a distance of 363.17 feet to the point of beginning; thence turn an angle of 53 deg. 01 min. to the right and run a distance of 145.0 feet to a point; thence turn an angle of 93 deg. 05 min. to the left and run a distance of 310.0 feet to a point 30 feet from the center of Spring Creek Road; thence turn an angle of 81 deg. 55 min. to the left and run parallel to said road a distance of 145.0 feet to a point; thence turn an angle of 93 deg. 05 min. to the left and run a distance of 310.0 feet to the point of beginning; said parcel of land is lying in the NE₁ of Section 10, Township 19 South, Range 2 East and contains 1.02 acres.

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 20th day of June, 1970.

WITNESS:

(Seal)

(Seal)

(Seal)

Lenward M. Greene (Seal)

Audrey J. Greene (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

Martha B. Joiner

hereby certify that Lenward M. Greene and wife, Audrey J. Greene

whose name 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 20th day of June, A. D., 1970.

Martha B. Joiner Notary Public.