

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

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 Five Thousand Five Hundred Fifty and No/100 (\$5,550.00) DOLLARS

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

G. S. Cross and wife, Thelma A. Cross

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

Tony F. Colafrancesco and wife, Mary Ellen Colafrancesco

(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 1B, 2B, and 3B in a Resurvey of G. S. Cross Estate, according to map of said subdivision as recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, page 28, said lots being the same as Lots 1B, 2B, and 3B in Gordon Cross Estates, according to map of said subdivision, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, page 15.

Subject to Restrictions for Gordon Cross Estates as recorded in the Probate Office of Shelby County, Alabama, in Deed Book 242, page 100.

Subject to utility permits of record, and easements, and building set back lines as shown on Map of said Subdivision.

RECORDED  
INDEXED  
MAY 19 1970  
SHELBY COUNTY, ALA.  
NOTARY PUBLIC  
MAY 19 1970  
MAY 19 1970  
MAY 19 1970

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 19th day of May, 1970.

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, Mary D. Thompson, a Notary Public in and for said County, in said State, hereby certify that G. S. Cross and wife, Thelma A. Cross 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 19th day of May, A. D., 1970.

Mary D. Thompson  
Notary Public.

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