

4175

(Name).....

(Address).....

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 Two thousand and no/100 - - - - - DOLLARS
and the assumption of mortgage hereinafter referred to
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Wanda S. Mallard, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Billy L. Stell and wife Flora E. Stell

(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:

A part of the S 1/2 of the SW 1/4 of the SE 1/4 of Section 25, Township 20
South Range 3 West, more particularly described as follows: Begin at the
northwest corner of said S 1/2 of SW 1/4 of SE 1/4 of said Section 25, and
run thence East along north line of said 20 acre tract a distance of 150 feet,
thence run south along center line of a new 24 foot wide street and parallel
with West line of said 20 acre tract a distance of 136 feet, thence turn an
angle to right and run parallel with north line of said 20 acre tract a
distance of 150 feet to West line of said 20 acre tract; thence run north
along West line of said 20 acre tract a distance of 136 feet to point of
beginning. Except easement and rights to a 12 foot strip on East side for
a road or street. Situated in Shelby County, Alabama.

This property is subject to mortgage to THE FIRST NATIONAL BANK OF
BIRMINGHAM, dated Dec. 21, 1967 of record in Real Volume 307, page 775, in
the Probate Office of Shelby County, Alabama. The grantees herein, as a part
of the consideration for this conveyance, assume said mortgage and assume and
agree to pay the indebtedness thereby secured on the terms and in the manner
therein specified.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1970 SEP - 8 AM 10:55
U.C.C. FILE NUMBER 66
REC. BK. & PAGE AS SHOWN ABOVE
CONFIRMED
JUDGE OF SUPERIOR COURT

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 28th
day of August, 1970.

WITNESS:

.....(Seal) Wanda S. Mallard (Seal)
Wanda S. Mallard
.....(Seal)
.....(Seal)

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STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, Robert D. Moore, a Notary Public in and for said County, in said State,
hereby certify that Wanda S. Mallard
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance has executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 28th day of August, A. D., 1970.

Robert D. Moore
Notary Public.
My Commission Expires October 10, 1973