

This instrument was prepared by

(Name) John C. Hensley

(Address) 524 North 21st St., B'ham, Alabama

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighteen Thousand One Hundred - - - - - and NO/100 DOLLARS

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

John G. Halbert and wife, Eloise J. Halbert

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

Charles B. Gray and wife, Judith Gray

(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 19, in Block 2, of Sector Two of the Resurvey of George's Subdivision of Keystone, according to Map as recorded in Map Book 4, Page 11, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

(\$17,900.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith)

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
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JAMES C. PROBERT

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 2nd day of September, 1970.

WITNESS:

(Seal)
(Seal)
(Seal)

John G. Halbert (Seal)
John G. Halbert
Eloise J. Halbert (Seal)
Eloise J. Halbert
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John G. Halbert and wife, Eloise J. Halbert, 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 2nd day of September, A. D., 1970.

John C. Hensley
Notary Public.

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