

This instrument was prepared by

(Name).....**L. EUGENE SCHMITT**
(Address).....**ATTORNEY AT LAW**
LEEDS, 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 **One Hundred**.....DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Maggie Davis and husband Charley Davis

(herein referred to as grantors) do grant, bargain, sell and convey unto
Eugeno Beane and wife Helen Beane

(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:

From the S.E. corner of Sec. 4 Tp 18, R 1 E, run west along the south line of said section for a distance of 565.0' to a point of beginning, then turn right an angle of 87'51", for a distance of 400.2', then turn left an angle of 85'42", for a distance of 245.59', then turn left an angle of 90'58" for a distance of 173.0', to a point on the East row of the Central of Georgia Railroad, then run Southeasterly along the East row of said Railroad for a distance of 360.0' more or less to point of beginning. This parcel of property located in the S E $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 4, Tp. 18S, R 1 East. Situated in Shelby County, Ala.

Grantees hereby agree as part of the above consideration that they will not erect any fence within ten (10) feet of property adjoining Grantors.

STATE OF ALABAMA
SHELBY COUNTY
RECORDING
U.C.C. FILE NUMBER
REC. BK. & PAGE AS SHOWN
JUNE 14 1970
15 SEP 14 1970
15 SEP 14 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 **11th** day of **September**....., 19**70**.....

WITNESS:
L. Eugene Schmitt.....(Seal)
.....(Seal)
.....(Seal)

Maggie Davis.....(Seal)
Charley J Davis.....(Seal)
.....(Seal)

STATE OF ALABAMA }
Jefferson.....COUNTY }

General Acknowledgment

I, **L. Eugene Schmitt**....., a Notary Public in and for said County, in said State, hereby certify that **Maggie Davis and husband Charley Davis**..... whose name **s 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 **11th** day of **Sept.**.....A. D., 19**70**.....

L. Eugene Schmitt.....
Notary Public.

BOOK 263 PAGE 865