

This instrument was prepared by

81

(Name) WALLACE & ELLIS, Attorneys

(Address) Columbiana, Alabama

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 ONE DOLLAR PLUS THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE

XXXXXX

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William Lloyd Boothe and wife, Emma Lou Boothe (herein referred to as grantors) do grant, bargain, sell and convey unto

Allen A. English, Jr. and wife, Eula Dean English (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:

Surface rights only to lot described as follows: Begin at point 807.0 feet North and 461.5 feet West of the center stake of Section 5, Township 22 South, Range 3 West, run south 35 deg. 00' East 104.0 feet; thence North 55 deg. 00' East 150.0 feet; thence North 35 deg. 00' West 104.0 feet; thence South 55 deg. 00' West 150.0 feet to the point of beginning, containing .37 acres, more or less. Excepting Minerals and Mining rights.

As a part of the consideration hereof Grantees herein assume and agree to pay as the same shall become due the unpaid balance of the mortgaged indebtedness in favor of Shelby County Savings and Loan Association said mortgage dated July 2, 1965, and recorded in Mortgage Book 294, page 473, in the Probate Records of Shelby County, Alabama, upon which there is a balance unpaid of \$2,617.72.

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED 1970 OCT -8 PM 8:25
REC. BIC & PAGE AS SHOWN ABOVE
Cordell H. Smith
JUDGE OF PROBATE

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 day of September, 1970

WITNESS:

(Seal) William L. Boothe (Seal)
(Seal) Emma L. Boothe (Seal)
(Seal) (Seal)

257
PAGE
264
BOOK

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, William Lloyd Boothe and wife, Emma Lou Boothe, whose name & address 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 23 day of September A. D., 1970

Notary Public. 1-28-71