

BHAM

(Name) Huddie Dunsby, (Notary Public State at Large)

(Address) 3001 Exeter Avenue, Apt. No. 17 B, Bessemer, Alabama, 35020

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 and other Valuables DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
C. M. Ledford and wife Martha Ledford  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Kenneth Northcutt and wife Mary Northcutt  
(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 lot or parcel of land situated in the N.W. 1/4 of the S.E. 1/4 of Section 20, Township 20 South, Range 2 West, more particularly described as follows;

Commence at the Northeast corner of the above said quarter-quarter and run West along the North line for a distance of 210.0' feet, thence run S 87°45'W for a distance of 674.89' feet to the point of beginning. Thence run S 89°15'W along the South right of way line of a County Gravel Road for a distance of 210.0' feet, thence run S 0°45'E for a distance of 210.0' feet, thence run N 89°15'E for a distance of 210.0' feet, thence run N 0°45'W for a distance of 210.0' feet to the point of beginning.

STATE OF ALABAMA SHELBY CO.  
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1970 OCT 12 PM 9:26  
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REC. BK. & PAGE AS SHOWN ABOVE  
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 2 nd day of October, 1970.

WITNESS:

Huddie Dunsby (Seal) C M Ledford (Seal)  
\_\_\_\_ (Seal) Martha Ledford (Seal)  
\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)

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STATE OF ALABAMA }  
Shelby COUNTY } General Acknowledgment

I, Huddie Dunsby, a Notary Public in and for said County, in said State, hereby certify that C. M. Ledford and wife Martha Ledford 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 2 nd day of October A. D., 1970.  
My commission expires May 12, 1973 Huddie Dunsby Notary Public.