

This instrument was prepared by

239

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(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 Two Hundred and No/100 (\$200.00)----- DOLLARS

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

Tracy Dawe and wife, Vivilee Dawe  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Eugene Bailey

(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 SW¼ of NE¼ of Section 21, Township 19, Range 1 East being described as follows: Begin at the Northwest corner of said forty acre tract and run East along the Northern boundary of said forty acre tract 141 feet to a stake; thence turn an angle to the right and run South 100 feet to a stake; thence turn a right angle to the right and run West a distance of 141 feet to the West line of said forty acre tract; thence North along said West line of said forty acre tract 100 feet to the point of beginning of the parcel herein conveyed.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1970 OCT 19 AM 11:01  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Cons. Production  
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 19th day of October, 1970.

WITNESS:

(Seal) Tracy Dawe (Seal)  
(Seal) Vivilee Dawe (Seal)  
(Seal) (Seal)

General Acknowledgment

STATE OF ALABAMA  
SHELBY COUNTY }  
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tracy Dawe and wife, Vivilee Dawe 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 19th day of October, A. D., 1970.

Notary Public.

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