

This instrument was prepared by

361

(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 AND LOVE AND AFFECTION DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Hazel M. Johnson, a widow; Phillip M. Johnson and wife, Letti R. Johnson; and Bobby Daniel Mitchell and wife, Carolyn Louise Mitchell (herein referred to as grantors) do grant, bargain, sell and convey unto

Bobby Daniel Mitchell and wife, Carolyn Louise Mitchell

(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 in the Southwest corner of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4, Township 24 North, Range 13 East, Shelby County, Alabama, described as follows: Begin at the SW corner of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4, Township 24 North, Range 13 East, said point being on the East R.O. W. line of a paved County Highway; thence run East along the South line of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ a distance of 210.00 feet; thence turn an angle of 93 deg. 20' 29" to the left and run a distance of 210.00 feet; thence turn an angle of 86 deg. 39' 31" to the left and run a distance of 210.00 feet, to the West line of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4 and the East R.O.W. line of said Highway; thence turn an angle of 93 deg. 20' 29" to the left and run South along the West line of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ a distance of 210.00 feet to the point of beginning. Situated in the SW corner of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4, Township 24 North, Range 13 East, Shelby County, Alabama, and containing 1 acre.

The grantors do hereby further certify that the grantors Hazel M. Johnson, Carolyn Louise Mitchell, and Phillip M. Johnson constitute all of the heirs of Floyd M. Johnson who died intestate on August 23, 1958.

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED OCT 28 AM 10:51 DEED BOOK 264 PAGE 583 CONCERNING 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 27th day of October, 1970.

Phillip M. Johnson (Seal)
Letti R. Johnson (Seal)

Bobby D. Mitchell (Seal)
Carolyn L. Mitchell (Seal)
Hazel M. Johnson (Seal)

583 STATE OF ALABAMA SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hazel M. Johnson, Phillip M. Johnson, Letti R. Johnson, Bobby Daniel Mitchell, and Carolyn Louise Mitchell 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 27th day of October, A. D., 1970.

Frank Ellis Notary Public

BOOK 264 PAGE 583