

This instrument was prepared by

469

(Name).....Frances J. Warren.....

(Address).....Calcis, 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 other good and valuable considerations DOLLARS

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

H. R. Justice and wife, Hester Kate Justice

(herein referred to as grantors) do grant, bargain, sell and convey unto

Charles Gates and wife, Shirley Ann Gates

(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:

Lot 1, Block 2, according to Pine Hills Subdivision, Vincent, Alabama, made by James L. Ray, Jr., Civil Engineer on October 28, 1959, which said Subdivision map is recorded in Map Book 4 Page 45 in the Probate Office of Shelby County, Alabama.

Subject to protective covenants shown on said Subdivision map.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1970 NOV - 3 / AM 9:25
U.C.C. FILE NUMBER OR
REC. Bk. & PAGE AS SHOWN ABOVE
Camey H. Justice
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 24th day of September, 1970

WITNESS:

(Seal)

(Seal)

(Seal)

H. R. Justice (Seal)
Hester Kate Justice (Seal)

(Seal)

STATE OF ALABAMA }
Shelby.....COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. R. Justice and wife, Hester K. Justice whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me 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 24th day of September

Paul M. Strickland
Notary Public