

542

This instrument was prepared by

(Name).....WALLACE & ELLIS, Attorneys.....

(Address).....Columbiana, Alabama 35051.....

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 THIRTY EIGHT THOUSAND, FIVE HUNDRED AND NO/100.....DOLLARS

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

Larry D. Farr and wife, Jo Ray Farr
(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:

The S½ of the NW¼ of Section 27, Township 21 South, Range 1 East,
Shelby County, Alabama.

Except land conveyed to Alabama Power Company and flood rights
acquired by instrument dated April 5, 1966, and recorded in Deed
Book 241, page 844, in the Probate Office of Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1970 NOV 10 AM 7:36
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
C. W. Buchanan
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 9th
day of November, 1970

WITNESS:

.....(Seal).....(Seal)
.....(Seal).....(Seal)
.....(Seal).....(Seal)
Rosa Anne Buchanan.....(Seal)
C W Buchanan.....(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 C. W. Buchanan and wife, Rosa Anne Buchanan
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 9th day of November, A. D., 1970

.....
Notary Public.

BOOK 204 PAGE 775