

This instrument was prepared by

(Name) Walter Cornelius, Attorney at Law

(Address) 523 Frank Nelson Building, Birmingham, Alabama 35203

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 Ten Dollars, Love and affection & other good and / ~~XXXXXX~~ valuable considera-

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

Katie Marshall, a single woman,

(herein referred to as grantors) do grant, bargain, sell and convey unto the said Katie Marshall and her son, Kerry Marshall,

(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 SW 1/4 of the NE 1/4, Section 6, Township 19 South, Range 1 West, more particularly described as follows: Commence at the SW corner of the SW 1/4 of the NE 1/4, Section 6, Township 19, South, Range 1 West, and run thence North along the West line of said 1/4-1/4 Section a distance of 100 feet for the point of beginning; thence continue North a distance of 416 feet; thence turn right and run in an Easterly direction parallel with the South line of said 1/4-1/4 Section a distance of 208 feet; thence turn right and run in a Southerly direction parallel with the West line of said 1/4-1/4 Section a distance of 416 feet; thence turn right and run in a Westerly direction parallel with the South line of said 1/4-1/4 Section a distance of 208 feet to the point of beginning; containing two (2) acres, more or less.

As part and parcel of the consideration for this conveyance the said Kerry Marshall, grantee herein, does hereby assume and promise and agree to pay in full in accordance with all and singular of the terms and conditions thereof, the balance due upon that certain purchase-money-mortgage in the original amount of \$1,100.00, executed by the said Katie Marshall to Mary Cross Johnson, Arthur Johnson and David L. Cross to secure the balance of the purchase price due upon the above described property.

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, I have hereunto set my hand(s) and seal(s), this 31st day of October, 1970.

WITNESS:

Walter Cornelius (Seal)

Katie Marshall (Seal)

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
J.C.C. FILE NUMBER OR
REC'D. & PAGE AS SHOWN ABOVE
NOV 11 PM 3:50
INST. FILED
I CERTIFY THIS
INSTRUMENT WAS FILED
31st

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Walter Cornelius, a Notary Public in and for said County, in said State, hereby certify that Katie Marshall, a single woman whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of October, A. D., 1970.

Walter Cornelius
Notary Public

My Commission Expires: 6-24-73