

This instrument was prepared by

632

(Name) Elaine H. Connell

(Address) 3040 Montgomery Highway, Birmingham, Alabama.

Form 1-15 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 SIX THOUSAND AND NO/100 DOLLARS and assumption of hereinafter described mortgage

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

EMMETT W. CLOUD and wife, MARGARET B. CLOUD

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

BEN N. HOUSE and JAMIE S. HOUSE

(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:

SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 36, Township 20 South, Range 1 East, except therefrom the following described parcel: Commence at the south-east corner of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ Section 36, Township 20 South, Range 1 East and run thence south 87 deg. west along the south boundary of said quarter-quarter section 210 feet to a point; thence north 4 deg. 27 min. west and parallel with the east boundary of said quarter-quarter section 210 feet; thence north 89 deg. east and parallel with the south boundary of said quarter-quarter section 210 feet to the east boundary of said quarter-quarter section; thence southerly along the east boundary of said quarter-quarter section 210 feet to point of beginning of said exception which contains one acre, more or less; situated in Shelby County, Alabama.

Subject to: Transmission line permit to Alabama Power Company dated May 5, 1949 recorded in Deed Book 138, Page 463 in Probate Office. Mortgage by Emmett W. Cloud and wife, Margaret B. Cloud to Anna Ruth Williams, Charlie Shepard, Wylodean Shepard and Raymond H. Shepard, Metter Shepard, dated October 20, 1969, recorded in Mortgage Book 312, Page 683.

STATE OF ALA. SHELBY CO
I CERTIFY THIS
INSTRUMENT WAS FILED
1970 NOV 16 PM 1:23
REC'D FILE NUMBER OR
INDEXED AS SHOWN ABOVE
NOTARY PUBLIC

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 10th day of November, 1970.

WITNESS:

(Seal)

(Seal)

(Seal)

Emmett W. Cloud (Seal)

Margaret B. Cloud (Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, A. R. Upshaw, a Notary Public in and for said County, in said State, hereby certify that EMMETT W. CLOUD and wife, MARGARET B. CLOUD whose name S 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 10th day of November, A. D. 1970

A. R. Upshaw
Notary Public

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