

This instrument was prepared by

(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 AND NO/100 (\$1.00) DOLLARS

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

Annie Kelley, a widow

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

Alvin S. Kelley and wife, Kathleen E. Kelley

(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 Lot No. 44, Block No. 3, Nickerson's & Scott's Survey of Alabaster, according to map of said Survey recorded in Map Book 3, page 34, Office of the Judge of Probate of Shelby County, Alabama, said lot herein conveyed being described as follows: Begin at the NE corner of said Lot No. 44 and run thence in a west or northwesterly direction along the North boundary of said Lot No. 44, 105 feet to a point thence run in a south or southwesterly direction parallel with the East boundary of said Lot No. 44, 35 feet to the point of beginning of the lot herein described, which point constitutes the SW corner of property of grantees as described in deed recorded in the Probate Office of Shelby County, Alabama in Deed Book 192, page 205; thence continue in a south or southwesterly direction parallel with the East boundary of said Lot No. 44 a distance of 15 feet to the South line of said Lot No. 44; thence run in an east or southeasterly direction along the south boundary of said Lot No. 44 a distance of 105 feet to the SE corner of said Lot No. 44; thence run Northerly along the East boundary of said Lot No. 44 a distance of 15 feet to the SE corner of the property of grantees purchased in the above said deed; thence run west or northwesterly along the south boundary of the property of grantees 105 feet to the point of beginning.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
DEC 29 AM 9:12
U.C.C. FILE NUMBER OR
BY BK. & PAGE AS SHOWN ABOVE
Carolyn Morris
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, I have hereunto set my hand(s) and seal(s), this October day of 1970.

WITNESS:

Carolyn Morris (Seal)
Glenda Casble (Seal)

Annie Kelley (Seal)
Annie Kelley (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 Annie Kelley 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 29 day of October, A. D., 1970.

Virginia J. [Signature]
Notary Public.



1970122900000780 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/29/1970 09:12:00 AM FILED/CERT

BOOK 205 PAGE 432