

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 Sixteen Hundred and no/100 (\$1600.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Joel R. Pate and wife, Hazel Pate

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

Charles E. Pate and wife, Glenda J. Pate

(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 _____ County, Alabama to-wit:

All of Block 1 according to Safford's Map of the Town of Shelby, Alabama prepared in the year of 1890 and which is recorded in the Probate Office of Shelby County, Alabama, EXCEPTING 2.061 acres of uniform width off the South end of same.

There is excepted herefrom right of ways or easements now existing, if any.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1970 DEC 30 AM 10:58
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conserv. of Probate
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 30 day of December, 19 70

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

Joel R. Pate (Seal)
Hazel Pate (Seal)
Hazel Pate (Seal)

General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joel R. Pate and Hazel Pate whose name 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 30 day of December, A. D., 19 70.

Nancy K. Brasher
Notary Public

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