

This instrument was prepared by

(Name) **Wallace and Ellis**

(Address) **Columbianna, Alabama**

Form 1-1-7 Rev. 1-68

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF **SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **THREE THOUSAND, FIVE HUNDRED AND 10/100 (\$3,500.00) DOLLARS**

to the undersigned grantor, **SHELBY SHORES, INC.,** a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

James A. Hix and wife, Gladys H. Hix

(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:**

**Lot No. 4 according to Map of Shelby Shores, Inc. - The 1969 Sector, as shown
by map recorded in the Probate Office of Shelby County, Alabama in Map Book 5,
page 46,**

**SUBJECT to rights acquired by Alabama Power Company by deed recorded in the
Probate Office of Shelby County, Alabama in Deed Book 253, page 116.**

**SUBJECT to transmission line permit to Alabama Power Company and Southern Bell
Telephone & Telegraph Company recorded in said Probate Office in Deed Book 225,
page 453.**

**SUBJECT to Restrictions as shown of record in the Probate Office of Shelby County,
Alabama in Deed Book 264, page 822, which said restrictions shall attach to and
run with the land.**

U.C.C. FILED IN DEED OR
REC. BOOK AS SHOWN ABOVE
CONFIRMED
NOT OF RECORD
12-18-70 3:44
REC'D ALA. SHELBY CO.
CLERK THIS
INSTRUMENT WAS FILED

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice-President, **George Horn**
who is authorized to execute this conveyance, has hereto set its signature and seal, this the **1st** day of **December** 19 **70**

ATTEST:

SHELBY SHORES, INC.

By **George Horn** Vice President

STATE OF ALABAMA
COUNTY OF **SHELBY**

I, **the undersigned** a Notary Public in and for said County in said
State, hereby certify that **George Horn**
whose name as **Vice- President of Shelby Shores, Inc.,**
a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the **1st** day of **December** 19**70**

Walter W. Wallace Jr.
Notary Public

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