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This instrument was prepared by

(Name) Wallace & Ellis

(Address) Columbiana, 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, FIVE HUNDRED AND NO/100 (\$6,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Earle Morgan and wife, Florence C. Morgan  
(herein referred to as grantors) do grant, bargain, sell and convey unto

L. E. Sanford and wife, Mary A. Sanford  
(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:

From the Southeast corner of the NW<sup>1</sup>/<sub>4</sub> of the NW<sup>1</sup>/<sub>4</sub> of Section 31, Township 19 South, Range 2 West, run Westerly along the South boundary line of said quarter-quarter section for 313.96 feet; thence turn an angle of 45° 47'-1/2" to the right and run Northwesterly 488.73 feet; thence turn an angle of 71° 35' to the right and run Northeasterly 231.06 feet; thence turn an angle of 90° 00" to the left and run Northwesterly 295.05 feet to the point of beginning of the land herein described; thence turn an angle of 60° 25' 40" to the right and run Northerly 160.29 feet; thence turn an angle of 90° 00' to the left and run Westerly 200.0 feet; thence turn an angle of 90° 00' to the left and run Southerly 160.29 feet; thence turn an angle of 90° 00' to the left and run Easterly 200.0 feet to the point of beginning.

This land being a part of the NW<sup>1</sup>/<sub>4</sub> of the NW<sup>1</sup>/<sub>4</sub> of Section 31, Township 19 South, Range 2 West, and being 0.735 acres, more or less.

Subject to line permit (telephone).

(and subject to approval of single house plan)  
by grantor E. Morgan, Ell.

Recorded in MAP BOOK #4 Page 56  
Probate Office of Shelby County, ALA

STATE OF ALA. SHELBY CO.  
NOTARY PUBLIC  
REC. BK. & PAGE AS SHOWN ABOVE  
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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 15 day of October, 1970.

WITNESS:

(Seal) Earle Morgan (Seal)  
(Seal) Florence C. Morgan (Seal)  
(Seal) HEAR MARK Oscar Harris (Seal)

STATE OF ALABAMA }  
Shelby COUNTY } General Acknowledgment

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Earle Morgan and wife, Florence C. Morgan, whose name is 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 15 day of October, A. D., 1970  
Oscar Harris  
Notary Public.