

This instrument was prepared by

1485

(Name) Karl C. Harrison

(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 Thousand and no/100-Dolars and other good and valuable consideration and the assumption by the grantees of the unpaid balance due on that certain mortgage to Small Business Administration dated March 13, 1964, recorded Mtg. Book 287 page 82 in Probate Office to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Warren C. Duke and wife, Patsy B. Duke

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

Rayburn Carter and Lucinda J. Carter

(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:

The S $\frac{1}{2}$ of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ and the S $\frac{1}{2}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$; all in Section 14, Township 21, Range 3 West, EXCEPT pipe line right-of-way to Southern Natural Gas Corporation;

Also the following described parcel of land:

Commence at the northwest corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 14, Township 21, Range 3 West and run thence easterly along the north boundary of said quarter-quarter section 262 $\frac{1}{2}$ feet to the point of beginning of the land herein described; thence continue easterly along the north boundary of said quarter-quarter section to the northeast corner of said quarter-quarter section; thence southerly along the east boundary of said quarter-quarter section 262 $\frac{1}{2}$ feet; thence westerly and parallel with the north boundary of said quarter-quarter section to a point 262 $\frac{1}{2}$ feet east of the west boundary of said quarter-quarter section; thence northerly and parallel with the west boundary of said quarter-quarter section 262 $\frac{1}{2}$ feet to the point of beginning, containing 6.372 acres, more or less.

Also all our right, title and interest in and to the easement-right-of-way described in that certain deed from Troy L. Lawley and wife to certain parties dated January 19, 1966, recorded in Deed Book 240 page 479 in the Probate Office of Shelby County, Alabama, and that certain deed from the Trustees of Full Gospel Holliness Church to certain parties dated January 19, 1966, which is recorded in Deed Book 240 page 481 in said Probate Office. Said easements conveyed a 30 foot strip of land for the right of ingress and egress over certain lands described in said deeds.

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 26th

day of January, 1971

STATE OF ALABAMA
SHELBY COUNTY
JAN 26 1971
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

Warren C. Duke
Patsy B. Duke
(Seal)
(Seal)
(Seal)

General Acknowledgment

Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Warren C. Duke and wife, Patsy B. Duke whose names 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 26th day of January, A. D., 1971

Martha B. Joiner
Notary Public