

This instrument was prepared by,

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(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 Ten Thousand Eight Hundred and No/100 (\$10,800.00)---DOLLARS

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

H. C. Seifert, an unmarried man,

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

Deal Stewart and wife, Ruth Stewart

(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:

Commence at the NW corner of the NE¼ of the SW¼ of Section 17, Township 19, Range 1 West and run South along the quarter-quarter line a distance of 200 feet; thence turn 90 deg. 10 min. left and run east and parallel with the north line of the NE¼ of the SW¼ of Section 17, Township 19, Range 1 West a distance of 645.14 feet; more or less, to the NE corner of a parcel heretofore conveyed by Henry P. Seifert to Lawrence Webb Trott and wife, Olivia H. Trott, as shown by deed recorded in Deed Book 246 at page 128, Office of Judge of Probate of Shelby County, Alabama, said point being the point of beginning of the parcel herein described; thence continue along the last described course a distance of 513.01 feet to the west right of way of the Florida Shourt Route highway; thence run southerly along said right of way a distance of 521.86 feet to the north right of way of a County road; thence turn 61 deg. 24 min. right and run Southwesterly along said County right of way a distance of 424.77 feet; thence turn 36 deg. 06 min. right and run Northwesterly along said County right of way a distance of 376.31 feet; thence turn 64 deg. 42 min. right and run northwesterly along said County right of way a distance of 305.74 feet; thence turn 56 deg. 07 min. right and run Northeasterly along said Trott parcel a distance of 451.37 feet to the point of beginning. Containing 10.8 acres, according to survey of Clarence J. Richardson, Registered Land Surveyor, dated June 24, 1970. Subject to Alabama Power Company transmission line permits.

Being the same parcel heretofore conveyed by Frank L. Craven and wife, to Henry P. Seifert, as shown by deed recorded in Deed Book 120, page 479, Office of Judge of Probate of Shelby County, Alabama, except parcels subsequently conveyed by said Henry P. Seifert to Lewis F. and Frances M. Jones, as shown by Deed Book 243 at page 38 in said Probate Office, and said parcel above referred to conveyed to Lawrence Webb and Olivia H. Trott, as shown by Deed Book 246 at page 126 in said Probate Office.

The grantor reserves a vendor's lien on the above described property in the amount of \$5,800.00, as shown by a second mortgage executed and delivered simultaneously herewith from the grantees to the grantor.

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 26th day of January, 1971.

(Seal)
(Seal)
(Seal)

(Seal)
(Seal)
(Seal)

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. C. Seifert, an unmarried man, 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 he 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.

Notary Public.