

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 **THREE THOUSAND, SEVEN HUNDRED FIFTY & NO/100 (\$3,750.00)** DOLLARS
of which \$500.00 has been paid in cash and the balance of \$3,250.00 secured by mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
W. A. Henke and wife, Ola Henke

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

Kenneth B. Roycroft and wife, Helen D. Roycroft

(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:

Lot No. 36 in Lacoosa Estates as shown on plat recorded in the Probate Office
of Shelby County, Alabama in Map Book 5, page 35.

Subject to Restrictions recorded in said Probate Office in Deed Book 254,
page 16.

SUBJECT ALSO TO: Rights of Alabama Power Company acquired in condemnation
procedure in 1912 as shown by proceedings in Final Record 7, page 1 in Probate
Office of Shelby County, Alabama and agreement entered into between L. D. Hand
and wife and Alabama Power Co. shown in Deed Book 48, page 565 and in instruments
shown in Deed Book 48, page 337 and in Deed Book 57, page 102;
Permit to Alabama Power Company shown in Deed Book 167, page 107 in Probate Office;
Right of way to Shelby County recorded in Deed Book 227, page 154 in said
Probate Office; Contract to Alabama Power Company recorded in Deed Book 242,
page 378, 379, and 380; Instrument recorded in Deed Book 248, page 117 in
said Probate Office.



19710223000007020 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/23/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1971 FEB 23 PM 2:00
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Chief 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 **28**
day of **January**, 19 **71**

WITNESS:

BOOK 266 PAGE 351

..... (Seal)
..... (Seal)
..... (Seal)

W. A. Henke (Seal)
Ola Henke (Seal)
..... (Seal)

STATE OF ALABAMA
SHELBY

COUNTY

General Acknowledgment

I, **the undersigned**, a Notary Public in and for said County, in said State,
hereby certify that **W. A. Henke and wife, Ola Henke**
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 **28** day of **January**, A. D., 19 **71**,

Janice Brasler
Notary Public.