

This instrument was prepared by

(Name) George P. White, Attorney at Law

(Address) 132 Courtsquare East, Centreville, Alabama 35042

Form 1-1-6 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 and no/100 (\$10.00) DOLLARS
and other valuable consideration

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

Arthur J. C. Davis and wife Ruth W. Davis

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

Charles Edward Bean and Diann B. Bean

(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 NW corner of Section 2, Township 21 South, Range 3 West, run Easterly along the North boundary line of said Section 2, Township 21 South, Range 3 West for 455.0 feet from the point of beginning of the land herein described; thence turn an angle of 93 degrees, 11 minutes to right and run Southwesterly 158.0 feet; thence turn an angle of 82 degrees 35 minutes to the right and run Southwesterly 123.98 feet; thence turn an angle of 100 degrees, 48 minutes to the right and run NE 209.33 feet more or less to a point on the South right of way line of county road No. 44; thence turn an angle of 104 degrees 10 minutes to the right and run Southeasterly 115.95 feet more or less to the point of beginning. This land being a part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West and a part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 35, Township 20 South, Range 3 West, and being 0.493 acres more or less; situated, lying and being in Shelby County, Alabama. Excepted from the above described land the right-of-way of County Road No. 44 as now located.



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Shelby Cnty Judge of Probate, AL
03/03/1971 12:00:00 AM FILED/CERT

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 24th day of February, 1971.

WITNESS:

(Seal)

(Seal)

(Seal)

Arthur J. C. Davis (Seal)

Ruth W. Davis (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, T. E. Jones, a Notary Public in and for said County, in said State, hereby certify that Arthur J. C. Davis and wife Ruth W. Davis 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 24th day of February, A. D., 1971.

T. E. Jones

Notary Public.

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