

See Notg 316-420

This instrument was prepared by

(Name) John R. Christian  
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(Address)

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 Four Thousand, Five Hundred and no/00-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, ~~xxx~~  
I, Nora B. Watson, being one and the same as Nora L. Watson, an unmarried  
woman,  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Ben A. Tate and wife, Clarice R. Tate

(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 SE corner of NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 10, Township 21,  
Range 1 East, thence north along fence 585 feet to public road,  
thence south 38 degrees West along said road 114.3 feet,  
continue along said road South 88 degrees West 197.8 feet,  
continue south 45 degrees West 81.75 feet, continue south 32  
degrees, 30 minutes West 510.0 feet to south boundary of NE $\frac{1}{4}$   
of SW $\frac{1}{4}$ , run East along said  $\frac{1}{4}$  line 600 feet to point of beginning.

Subject to easements and restrictions of record.

19710315000009610 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
03/15/1971 12:00:00 AM FILED/CERT

The grantor herein is the sole surviving grantee in that certain  
deed recorded in the Probate Office of Shelby County, Alabama, in  
Volume 150, Page 121, the other grantee having died on November 24,  
1966.

\$2,500.00, of the purchase price recited above was paid from a  
mortgage loan closed simultaneously with delivery of this deed.

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 11<sup>th</sup>  
day of March, 1971

WITNESSES

STATE OF ALABAMA

INSTRUMENT NO. 157

157 MAR 15 AM 8:4

U.C.C. FILE NUMBER 157

REC. BY & PAGE AS SHOWN ABOVE

CONFIRMED

NOT FOR RECORD

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned

hereby certify that Ruth Franklin, as attorney in fact for Nora B. Watson

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 she executed the same voluntarily

on the day the same bears date and with full authority and in her capacity as attorney in

fact.

Given under my hand and official seal this 11<sup>th</sup> day of March, A. D., 1971.

John R. Christian

Notary Public.

Nora B. Watson  
BY: Ruth W. Franklin  
as attorney in fact under power  
of attorney recorded in the  
Probate Office of Shelby County,  
Alabama in Book 265, Page 873