

This instrument was prepared by

(Name) Elaine H. Connell

(Address) 3040 Montgomery Highway, Birmingham, 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 SIX THOUSAND FIVE HUNDRED AND NO/100 DOLLARS

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

GLEN P. GAINER and wife, TINA S. GAINER

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

GEORGE S. GROGAN and NANCY W. GROGAN

(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:



19710318000010310 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
03/18/1971 12:00:00 AM FILED/CERT

Lot 3, in Block 1, according to the Survey of Indian Crest Estates, Second Sector, as recorded in Map Book 5, Page 42, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to: Title to all minerals within and underlying the premises, together with all mining rights, and other rights, privileges and immunities relating thereto as recorded in Deed Book 42, Page 246. Easements and building line as shown on recorded map. Restrictions appearing of record in Deed Book 256, Page 597.

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 16th day of March, 1971.

WITNESS:

(Seal)

(Seal)

(Seal)

Glen P. Gainer (Seal)

Tina S. Gainer (Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, hereby certify that GLEN P. GAINER and wife, TINA S. GAINER, whose name s 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 16th day of March, A. D., 1971.

Elaine H. Connell  
Notary Public.