

This instrument was prepared by

(Name) Shirley Lemley

(Address) P. O. Box 158, Alabaster, Ala., 35007

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 Eight thousand six hundred forty-five & 40/100----- DOLLARS And assume Mortgage to Birmingham Federal Saving & Loan Association in the amount of \$262.49 per month for 215 months Loan #13096 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Earl J. Standifer and wife, Nuna Standifer

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

Roger Dale Massey and wife, Patricia Jean Massey

(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 11, Block 1, According to Map of George's Subdivision, Keystone, Alabama, recorded in Map Book #3, Page #63, except that portion of said lot # 11 vacated and used for Brown Circle as shown on Re-Survey of B. George's Subdivision of Keystone in Map Book #4, Page # 11, all in the Probate Records of Shelby County, Alabama, Except Right of way of Birmingham-Montgomery 4 lane Highway. Surface Rights Only. Lot and Office Building

Mortgage to Birmingham Federal Saving and Loan Association recorded in Mortgage Book 315 Page #890 in Probate Office Shelby County, Alabama.



19710323000010800 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/23/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
MAR 23 PM 10:44
UCC FILE NUMBER 03
REC. BK. & PAGE AS SHOWN ABOVE
CONFIRMED
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 22nd day of March, 1971.

WITNESS:

(Seal)

(Seal)

(Seal)

Earl J. Standifer (Seal)
Nuna Standifer (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Shirley Lemley, a Notary Public in and for said County, in said State, hereby certify that Earl J. Standifer and wife, Nuna Standifer 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 22nd day of March, A.D., 1971.

Shirley Lemley
Comm. expires 3/10/72 Notary Public.

BOOK 265 PAGE 779