

3044

This instrument was prepared by

(Name) Wallace & Ellis, Attorneys

(Address) Columbiana, Alabama

Form 1-15 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 DOLLARS & other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Grover Forbes and wife, Mildred Forbes

(herein referred to as grantors) do grant, bargain, sell and convey unto
Woodrow W. Carr and wife, Virginia Carr

(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, all of our undivided interest in and to
the following described real estate situated
in Shelby County, Alabama to-wit:

The S $\frac{1}{2}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 14, Township 19 South, Range 2 East,
Excepting Highway right of way.

There is excepted herefrom that part of the above described property
heretofore conveyed by undersigned and others to Woodrow W. Carr and
wife, Virginia Carr by deed dated October 27, 1964 recorded in the
Probate Office of Shelby County, Alabama in Deed Book 236, page 611.

19710517000019270 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/17/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
THIS INSTRUMENT WAS FILED
1971 MAY 17 PM 10:37
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
CONFIDENTIAL

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 23 day of March, 19 71.

WITNESS:
James J. Feagles (Seal)
Mildred C. Hall (Seal)
Martha J. Hagner (Seal)

Grover Forbes (Seal)
Mildred Forbes (Seal)

BOOK 236 PAGE 749

Virginia
STATE OF ALABAMA }
Franklin COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Grover Forbes and wife, Mildred Forbes
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 23 day of March, A. D., 19 71.
Notary Public.

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