

This instrument was prepared by

3311

(Name).....Wallace and Ellis, Attorneys.....

(Address).....Columbiana, 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 Two Thousand and 00/100 (\$2,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Arline Nieves Pratscher and husband, Adolph Pratscher,

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

Joseph Carrier and wife, Joyce Carrier,

(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:

All that part of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 3, Township 22, Range 1 East lying Northwest of State Highway leading from Wilsonville in a southerly direction toward Shelby, Alabama.



19710602000022100 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/02/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
JUDICIAL DEPT. THIS
INSTRUMENT WAS FILED
1971 JUN - 2 PM 9:23
REC. EX. & PAGE AS SHOWN ABOVE
Candace J. Smith
CLERK 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 1st day of February, 1971

WITNESS:

(Seal)

(Seal)

(Seal)

Arline Nieves Pratscher (Seal)
Adolph Pratscher (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Arline Nieves Pratscher and Adolph Pratscher whose name s 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 1st day of February, A. D., 1971

Wade H. Mottley Jr.
Notary Public.

BOOK 268 PAGE 112