

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

Form 1-1 & 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 Twenty- nine 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,
Sidney M. Bird, Jr. and wife, Patricia Ann Bird
(herein referred to as grantors) do grant, bargain, sell and convey unto

Kenneth C. Farris and Pearl Farris

(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:

Lots 15 and 16 according to plat or map of a subdivision of the town of Calera, Alabama, known as "Farris Estates" in the SW₄ of SW₄, Section 21, Township 22 South, Range 2 West, Shelby County, Alabama, which subdivision is recorded in Map Book 4, page 13 in the Probate Office of Shelby County, Alabama.

\$23,500.00 of the purchase price
recited above was paid from mortgage
loan closed simultaneously herewith.



19710615000024120 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/15/1971 12:00:00 AM FILED/CERT

Book 24600
Page 15
JUN 15 1971

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 11th
day of June, 1971

WITNESS:

(Seal)
(Seal)
(Seal)

Sidney M. Bird Jr. (Seal)
Patricia Ann Bird (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Warren G. Frisby, a Notary Public in and for said County, in said State, hereby certify that Sidney M. Bird, Jr. and wife, Patricia Ann Bird whose names 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 11th day of June, 1971

Warren G. Frisby
Notary Public.

BOOK 238 PAGE 332