

This instrument was prepared by

(Name) Albert C. Hultquist, Attorney
511 South 20th Street
(Address) Birmingham, Alabama 35233



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Shelby Cnty Judge of Probate, AL
06/25/1971 12:00:00 AM FILED/CERT

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

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Six Thousand and Nine Hundred and No/100 (\$26,900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Joe H. Eddings and wife, Edna Eddings

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

Heustis Avritt and wife, Rosemary Avritt

(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:

For point of beginning of the lands herein described and conveyed commence at a point on the northern boundary of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 35, Township 21, Range 3 West, where the northern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section is intersected by the westernmost edge of the Montevallo Road; thence run in a southerly direction along said Montevallo Road a distance of 521 feet to a point; thence turn right and run parallel to the northern boundary of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ and SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section for a distance of 420 feet to a point; thence turn right and run parallel with said Montevallo road a distance of 521 feet to a point on the northern boundary of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section; thence turn to the right and run a distance of 420 feet to the point of beginning; situated in Shelby County, Alabama.

\$21,200.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

STATE OF ALABAMA
COUNTY OF JEFFERSON
INSTRUMENT WAS FILED
1971 JUN 25 PM 5:32
UCC FILE NUMBER 88
REC. BK. & PAGE AS SHOWN ABOVE
Clerk of Probate
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 23rd day of June, 1971.

WITNESS:

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_____(Seal)
_____(Seal)
_____(Seal)

Joe H. Eddings (Seal)
(Joe H. Eddings)
Edna Eddings (Seal)
(Edna Eddings)
_____(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe H. Eddings and wife, Edna Eddings 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 23rd day of June, A. D. 19 71.

Betty Hodges Putman
Notary Public.