

This instrument was prepared by

(Name) Kathleen H. Tidmore

(Address) 101 S. 21st St.

Form 1-15 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 One Thousand Five Hundred ----- DOLLARS cash, & Trade in allowance on Dwelling of \$4,414.00 & Purchase Money Mortgage in the amount of \$2,173.50 & Assumption of Below Mortgage to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

William Roy Lybrand & wife Annie Fay Lybrand

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

Thomas Frank Garrett & wife Belvin Garrett

(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:

A part of the NW¼ of SW¼ of Section 30, Township 18 South, Range 2 East, described as follows: Commence at the NW corner of said ¼ ¼ Section and run South along West line of 210 feet to point of beginning of tract herein described; thence run East and parallel with North line of said ¼ ¼ Section 615.3 feet, more or less, to West right of way line of Pumpkin Swamp Road; thence in a Southwesterly direction along said road right of way 237 feet to North line of Mintz property thence run west a distance of 474.5 feet, more or less, to West line of said ¼ ¼ Section; thence run North along West line of said ¼ ¼ Section 210 feet to point of beginning. Situated in Shelby County, Alabama.

Grantee to assume that mortgage to Farmers Home Administration Recorded Vol. 318, Page 74, said Probate office of Shelby County, Alabama.

William Roy Lybrand and William R. Lybrand are one in the same.

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 31st day of December, 1971

BOOK 271 PAGE 680  
STATE OF ALABAMA, SHELBY COUNTY  
WITNESS  
I, \_\_\_\_\_, Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_, a Notary Public in and for said County, in said State, whose name is \_\_\_\_\_, 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 31st day of December, A. D., 1971

U.C.G. FILE NUMBER OR REG. BK. & PAGE AS SHOWN ABOVE  
Clerk of Probate  
NAME OF PROBATE

William Roy Lybrand (Seal)  
William Roy Lybrand  
Annie Fay Lybrand (Seal)  
Annie Fay Lybrand  
(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Roy Lybrand & wife Annie Fay Lybrand 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 31st day of December, A. D., 1971

Notary Public