

This instrument was prepared by

(Name).....

(Address).....

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 Twelve Hundred and a mortgage in the amount of \$1000.00. DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ditt Payne a single man (herein referred to as grantors) do grant, bargain, sell and convey unto

Chester L Gault and wife Shirley S Gault (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 parcel of land in the SE $\frac{1}{4}$ of Section 13, Tsp 20, Range 3 West, described as follows, to-wit: Beginning at the intersection off the East right of way line of the Fungo paved Public Road and the North boundary line of the SE $\frac{1}{4}$ of Sec. 13, Tsp 20, Range 3 West; Thence Southwesterly along said right line 110.0 feet to the point of beginning. Thence continue along said right of way line 143.0 feet; Thence South 67 deg., 30 min. East 320.0 feet; Thence North 27 deg. 30 min. East 20.0 feet; Thence North 67.0 deg. 30 min. West 69.0 feet; Thence North 27 deg. 30 min. East 123.0 feet; Thence North 67.0 deg. 30 min. West 259.0 feet to the point of beginning. Situated, lying and being in the SE $\frac{1}{4}$ of Section 13, Tsp 20, Range 3 West, Shelby County, Alabama.

EXCEPT: TWENTY (20.0)feet BY THREE HUNDRED TWENTY EIGHT (328.0) FEET ON THE SOUTH SIDE OF THE LOT HEREIN DESCRIBED.

19720404000017490 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/04/1972 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1972 APR -4 AM 9:30
U.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Carroll M. Johnson
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, I have hereunto set my hand(s) and seal(s), this 1 st day of April, 1972.

WITNESS:

(Seal) (Seal) (Seal) (Seal)

Ditt Payne

BOOK 273 PAGE 539
STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Harold A. Rubin, a Notary Public in and for said County, in said State, hereby certify that Ditt Payne a single man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of April, A. D., 1972.

Harold A. Rubin
Notary Public.