

This instrument was prepared by

(Name) WALLACE & ELLIS, Attorneys

(Address) Columbiana, Alabama 35051

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, TWO HUNDRED, FIFTY AND 00/100 DOLLARS Plus execution of purchase money mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Forest M. B. Cruse and wife, Dolores Cruse

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

Ben F. Shaw and wife, Edith Wright Shaw

(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:

The S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 10, Township 20 South, Range 1 East, Shelby County, Alabama.

Grantor, Forest M. B. Cruse, retains one-half of all mineral rights including but not being limited to all minerals, oil, natural gas, and any other mineral which might be located on said property.



19720504000023670 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/04/1972 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1972 MAY -4 PM 1:48
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Chief 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, I have hereunto set my hand(s) and seal(s), this 18th day of April, 1972.

WITNESS:

Forest M. B. Cruse (Seal)
Dolores Cruse (Seal)

Ben F. Shaw (Seal)
Edith Wright Shaw (Seal)

(Seal)

(Seal)

STATE OF ALABAMA TEXAS
Travis COUNTY

General Acknowledgment

I, Alvesa Rodriguez, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Forest M. B. Cruse and wife, Dolores Cruse 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 18 day of April, A. D., 1972.

Alvesa Rodriguez (Seal)
Travis Notary Public.

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