

(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 Five Hundred and no/100 DOLLARS and other good and valuable consideration.

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Albert M. Moncus and wife, Ethel B. Moncus

(herein referred to as grantors) do grant, bargain, sell and convey unto Edward Burns Roensch, Jr. and wife,
Mary F. Roensch

(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:

Lot No. 1 in Shelby Shores, 1970 Addition, according to map of said Shelby Shores, 1970 Addition, recorded in the Probate Office of Shelby County, Alabama in Map Book 5, page 68.
SUBJECT to Restrictions as shown in the Probate Office of Shelby County, Alabama in Deed Book 266, page 58.
SUBJECT TO: Transmission line permit to Alabama Power Company and Southern Bell Telephone & Telegraph Co. recorded in said Probate Office in Deed Book 225, page 453; Also, permit to Alabama Power Company recorded in Deed Book 225, page 918 in said office; also, transmission line permits and public road rights of way of record; also, Rights acquired by Alabama Power Company by deeds recorded in said Probate Office in Deed Book 253, page 120 and in Deed Book 253, page 116.

19720804000038290 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/04/1972 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1972 AUG -4 PM 2:38
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Consolidated
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 2 day of August, 1972.

WITNESS:

275 PAGE 514
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Margaret L. Tucker, a Notary Public in and for said County, in said State, hereby certify that Albert M. Moncus and Ethel B. Moncus 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of August, A. D. 1972

Margaret L. Tucker
Notary Public.
My Commission Expires - 7-24-76