

This instrument was prepared by

(Name) Karl C. Harrison
Attorney at Law
(Address) Columbiana, Alabama 35051 3342

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Shelby Cnty Judge of Probate, AL
02/22/1973 12:00:00 AM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars and other good and valuable consideration ~~DOLLARS~~

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Berniece H. Lester, a widow

(herein referred to as grantors) do grant, bargain, sell and convey unto
Joann L. Garrett and James 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/an undivided one-half interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

All that part of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 11, Township 20, Range 1 West, lying South and West of Columbiana-Chelsea paved road.

All that part of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 11, Township 20, Range 1 West, EXCEPT for the property heretofore sold to James and Joann Garrett.

Also, the North 330 feet of uniform width along the North side of the S $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 11, Township 20, Range 1 West, lying West of Columbiana-Chelsea paved road.

STATE OF ALABAMA, SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1973 FEB 22 11:10:56
REC. BUREAU OF RECORDS
U.S. DEPT. OF JUSTICE
RECORDS SECTION

BOOK 278 PAGE 791

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 I have hereunto set my hand(s) and seal(s), this 21st day of February, 19 73.

WITNESS:

.....(Seal) Berniece H. Lester (Seal)
Berniece H. Lester
.....(Seal)(Seal)
.....(Seal)(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, Matthew P. Joiner, a Notary Public in and for said County, in said State, hereby certify that Berniece H. Lester, a widow 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of February, A. D., 19 73.
Matthew P. Joiner
Notary Public.