

This instrument was prepared by

(Name) Charles E. Caffee

(Address) 3045 Montgomery Highway, Birmingham, Alabama 35209 4431

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  
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS, See Mtg 329-

That in consideration of Forty One Thousand Five Hundred and No/100 (\$41,500.00) ---- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Sims R. Beavers and wife, Ann T. Beavers  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
John E. Zajic and wife, Diane E. Zajic

(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 N $\frac{1}{2}$  of Section 3, Township 19 South, Range 2 West, and being more particularly described: Commence at the NE corner of the SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of said Section 3, thence West along the North line of same a distance of 206.28 ft., thence 90 deg. 34' to the left in a Southerly direction of 115.20 ft. to the point of beginning; thence 89 deg. 26' to the left in an Easterly direction a distance of 252.63 ft. to the Westerly right-of-way line of the Old Caldwell Mill Road, said point being on a curve to the left having a central angle of 6 deg. 24', a radius of 1076.92 ft., thence 64 deg. 52 $\frac{1}{2}$ ' to the right in a Southeasterly direction along the arc of said curve a distance of 120.29 ft. to the point of a curve to the right having a central angle of 2 deg. 00', a radius of 204.60 ft., thence along the arc of said curve a distance of 7.13 ft., thence 117 deg. 19' to the right in a Westerly direction a distance of 305.71 ft., thence 89 deg. 26' to the right in a Northerly direction a distance of 115.0 feet to point of beginning, all situated in Shelby County, Alabama. Minerals and mining rights excepted.

Subject to ad valorem taxes for the current year, 1973.

Also subject to easements, restrictions, rights of way or limitations of record, if any.

\$ 32,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

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 2nd day of April, 1973

WITNESS: STATE OF ALA., SHELBY CO.,  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON

April 3, 1973 (Seal)

RECORDED & \$ 10:30 A.M. (Seal)

\$ 900 DEED TAX (Seal)

PD. ON THIS INSTRUMENT (Seal)

STATE OF ALABAMA  
Jefferson COUNTY JUDGE OF PROBATE

Sims R. Beavers (Seal)

Ann T. Beavers (Seal)

General Acknowledgment

19730403000017870 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
04/03/1973 12:00:00 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sims R. Beavers and wife, Ann T. Beavers whose name s 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 2nd day of April, A. D., 1973  
Elizabeth S. Hawk Notary Public.