

This instrument was prepared by

(Name) R.E. Clements, Notary Public, Alabama State at Large

(Address) 466 Ridgewood Avenue, Fairfield, Alabama, 35064

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 Tex and 20/100 (\$10.00) and other valuable considerations DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, M.A. Kendrick, and wife, Rosa Kendrick

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

Edwin P. Geary, and wife, Betty J. Geary

(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 following described Property situated in the S.W. 1/4-S.E. 1/4 of Section 2, Township-20-South, Range-2-West and more particularly described as follows:

Commence at the Northwest Corner of the above described S.W. 1/4-S.E. 1/4 and in a southerly direction along the west line of said quarter-quarter run a distance of 840.0 feet to the Point of Beginning; thence continue along the last named course for a distance of 255.0 feet; thence 90° 00' to the left for 210.0 feet; thence 90° 00' to the left for 255.0 feet; thence 90° 00' to the left for 210.0 feet to the Point of Beginning.

Mining and mineral rights excepted.

Containing 1.53 acres, more or less.

PAGE 030
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 JUN -5 PM 2:42
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE



19730605000031400 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/05/1973 12:00:00 AM FILED/CERT

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 21 st. day of April, 19 71

WITNESS:

(Seal)
(Seal)
(Seal)

M.A. Kendrick (Seal)
Rosa Kendrick (Seal)
(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, R.E. Clements a Notary Public in and for said County, in said State, hereby certify that M.A. Kendrick, and wife, Rosa Kendrick 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 21 st. day of April, A. D., 19 71

R.E. Clements Notary Public.