

This instrument was prepared by

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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 Thousand 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,
Mattie L. McGuire, a widow

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

Sims R. Beavers and Ann T. Beavers

(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:

Begin at the NW corner of SW $\frac{1}{4}$, Section 22, Township 19 South, Range 2 West; thence run
East along the North line of said SW $\frac{1}{4}$ a distance of 343.8 feet to the East right-of-way
boundary of Roadway for the point of beginning; thence continue said course along said
North line a distance of 306.0 feet, turn right an angle of 87 deg. 46 min. 30 sec. a
distance of 382.08 feet, turn right an angle of 92 deg. 13 min. 30 sec. a distance of
306.28 feet to aforesaid East right-of-way boundary of Roadway, turn right an angle of
87 deg. 49 min. along said East right-of-way boundary a distance of 382.08 feet to point
of beginning; being in W $\frac{1}{2}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 22, Township 19 South, Range 2 West,
Shelby County, Alabama.



19731017000057990 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/17/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY
RECORDS & INSTRUMENTS
1973 OCT 17 11:10:59
REC. SEC. 2 INCL. AS SHOWN ABOVE
Clerk 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 17th
day of October, 1973.

WITNESS:

Martha B. Joiner (Seal)
Lillie Jones (Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State,
hereby certify that Mattie L. McGuire, 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 17th day of October, A. D., 1973.

Martha B. Joiner
Notary Public.