

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 and no/100----- DOLLARS  
and love and affection for my son

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Ione Crowe Guerard, an unmarried woman  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
W. P. Guerard, Jr. and Margaret P. Guerard

(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 Lots 3 and 4, Storrs & Troys Survey of Montevallo, as recorded in Map Book 3,  
Page 3 in the Probate Office of Shelby County, Alabama, more particularly described as  
follows: Commencing at a point on the margin of Main Street, 193 feet Northeast of the  
Westernmost corner of Lot No. 1, according to said plat (being the corner where Main  
and North Boundary Streets intersect) running thence Northeasterly along the margin of  
said Main Street a distance of 91 feet to the corner of Lot No. 5 according to said plat;  
thence Southeasterly, following the line between said lots 4 and 5 and between lots 3  
and 6, a distance of 307 feet to Island Street; thence Southwesterly along the margin  
of said Island Street a distance of 91 feet and thence Northwesterly 307 feet to the  
point of beginning.

Less and EXCEPT that portion of the above described property conveyed to the City of  
Montevallo as shown by Deed recorded in Deed Book 231, Page 53.

This deed is given to replace a deed previously given to grantee by grantor in 1970,  
which said deed has been lost or misplaced.

19731129000064980 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
11/29/1973 12:00:00 AM FILED/CERT

UCC FILE PROPERLY  
C. M. & T. CO. AS ATTORNEY  
11/29/73 11:11:30  
Shelby County, Alabama  
Notary Public

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 23rd  
day of November, 1973

WITNESS:  
\_\_\_\_\_(Seal) Ione Crowe Guerard (Seal)  
\_\_\_\_\_(Seal) Ione Crowe Guerard (Seal)  
\_\_\_\_\_(Seal) (Seal)

STATE OF ALABAMA }  
SHELBY COUNTY } General Acknowledgment  
I, William H. Stewart Jr., a Notary Public in and for said County, in said State,  
hereby certify that Ione Crowe Guerard, an unmarried woman  
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 23rd day of Nov. A. D., 1973.  
William H. Stewart Jr.  
Notary Public.