

This instrument was prepared by

(Name) J. P. Graham

(Address) P.O. Box 371, Pelham, Alabama

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 Seven Thousand Six Hundred Ninety and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Evelyn Smith Hyche and husband, LeRoy Hyche
(herein referred to as grantors) do grant, bargain, sell and convey unto

Ronald H. Falkner and Deborah Smith Falkner
(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:

Commence at the Northwest corner of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 1,
Township 20, Range 2 West and run south along the west line of
said forty acres 700 feet to the point of beginning of the lot
herein conveyed; thence east and parallel with the north line
of said forty acres 210 feet; thence south and parallel with the
west line of said forty acres 210 feet; thence west and parallel
with the north line of said forty acres 210 feet to the west
line of same; thence north along the west line of said forty acres
210 feet to the point of beginning.

Subject to easements and restrictions of record.



19731205000065910 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/05/1973 12:00:00 AM FILED/CERT

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
1973 DEC -5 PM 9:26
RECORDS SECTION
SHELBY COUNTY ALABAMA

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TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them,
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~~ (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 25th
day of May, 1973

WITNESS:

_____(Seal) Evelyn Smith Hyche (Seal)
_____(Seal) Evelyn Smith Hyche
_____(Seal) X LeRoy Hyche (Seal)
_____(Seal) LeRoy Hyche

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Evelyn Smith Hyche and husband LeRoy Hyche
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 25th day of May, A. D., 1973

J. P. Graham
Notary Public.

