

This instrument was prepared by

(Name) Scott-Long Realty, Inc.

Jefferson Land Title Service Co., Inc.

(Address) P. O. Box 476, Alabaster, Ala. 35007

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three thousand six hundred and eighty dollars and the assumption of the unpaid balance due on that certain mortgage from the grantors herein to Molton, Allen & Williams dated September 25, 1970.

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

Sidney Michael Jones and wife, Dianne Lee Jones

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

Donald C. Overton and wife Myrna Overton

(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:

From the Northeast corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 34, Township 20 South Range 3 West run westerly along the North boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 225.0 feet to the point of beginning of the land herein described; thence continue westerly along the North boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 100.0 feet; thence turn an angle of 91° 13' 39" to the left and run southerly 200.0 feet; thence turn an angle of 88° 16' 21" to the left and run easterly 100.0 feet; thence turn an angle of 91° 13' 39" to the left and run northerly 200.0 feet, to the point of beginning. All being a part of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 34, Township 20 South, Range 3 West and being 0.459 acres, more or less.

Minerals and mining rights excepted on above described property.

19740204000005610 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/04/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 FEB -4 PM 12:57
U.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Donna M. Overton
JUDGE 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, have hereunto set hand(s) and seal(s), this day of January, 1974.

WITNESS:

(Seal)
(Seal)
(Seal)

Sidney Michael Jones (Seal)
Dianne Lee Jones (Seal)
(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Kathryn M. Thomas, a Notary Public in and for said County, in said State, hereby certify that Sidney Michael Jones and wife Dianne Lee Jones whose names 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of January, A. D., 1974

Kathryn M. Thomas
My Commission Expires October 1, 1975 Notary Public.

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