

This instrument was prepared by

(Name) Wallace, Ellis & Fowler, Attorneys

(Address) Columbiana, Alabama 35051 3589

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, FIVE HUNDRED & NO/100 (\$7,500.00) DOLLARS

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

James E. Lee, a single man

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

Vernie Dwight Joyner and wife, Joyce Ann Joyner

(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 NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 9, Township 22 South, Range 2 West, EXCEPT 1 $\frac{1}{2}$ acres described as follows: Commence at the SE corner of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section and run North 105 feet to point of beginning of said exception; thence continue North along East boundary of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section a distance of 315 feet to a point, being NE corner of Eva Owen property; thence West parallel with North boundary of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ 210 feet; thence South parallel with East boundary of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$, being along West boundary of said Owen land 315 feet to a point; thence East parallel with South boundary of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ 210 feet to point of beginning of said exception.

BOOK 285 PAGE 340

19740214000007380 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/14/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 FEB 14 PM 2:33
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Brasher
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, I have hereunto set my hand(s) and seal(s), this 14th day of February, 19 74

WITNESS:

..... (Seal)
..... (Seal)
..... (Seal)

James E. Lee
(James E. Lee) (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James E. Lee 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of February, A. D., 19 74.

Lance Brasher
Notary Public.