

This instrument was prepared by

(Name) Wallace, Ellis & Fowler 3909
Columbiana, Alabama 35051
(Address)

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 ONE THOUSAND DOLLARS (\$1,000.00) & other good and valuable consideration

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

Benjamin F. Holmes and wife, Margaret H. Holmes

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

William T. Syphurs and wife, Mary L. Syphurs

(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 SE corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 11, Township 19 South, Range 2 East; thence run North along East boundary of said Quarter-Quarter Section to a point on the North boundary of the Glovers Ferry Road for the point of beginning of the lot herein described and conveyed; thence continue North along the East boundary of said Quarter Quarter Section to the NE corner of said Quarter Quarter Section; thence run West along the North boundary of said Quarter Quarter Section a distance of 500 feet; thence run South parallel with the East boundary of said Quarter Quarter Section to the North boundary of said Glovers Ferry Road; thence run Easterly along the North boundary of said Glovers Ferry Road a distance of 500 feet, more or less, to the point of beginning.

Containing 10 acres, more or less.



19740301000010050 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/01/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 MAR -1 PM 12:31
U.C.C. FILE NUMBER OR
REC. OR. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Conrad M. Brundin

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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, 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 18th day of February, 19 74.

WITNESS:

(Seal)
(Seal)
(Seal)

Benjamin F. Holmes (Seal)
(Benjamin F. Holmes)
Margaret Holmes (Seal)
(Margaret H. Holmes)
(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 Benjamin F. Holmes and Margaret H. Holmes 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 18th day of February, A. D., 19 74.

Evelyn T. Wasko
Notary Public.