

This instrument was prepared by
(Name) Century Services, Inc.
(Address) Suite A. Pelham Mall, 2460 Montgomery Hwy. Pelham, Alabama 35124

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, 7393

That in consideration of One thousand two hundred and no/100's-----DOLLARS

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

K. W. Schafner, and wife Judy Schafner.
(herein referred to as grantors) do grant, bargain, sell and convey unto

M. F. Knighten and wife, Nadine C. Knighten

(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 southeast corner of the NW 1/4 of NE 1/4 of Section 7, Township 21 South, Range 2 East and run thence west along the south boundary of said 1/4 - 1/4 Section a distance of 82.79 feet; thence right 79 degrees 39 minutes a distance of 565.29 feet to the point of beginning; thence continue in a straight line 95.5 feet; thence left 87 degrees 53 minutes a distance of 200.0 feet; thence left 92 degrees 7 minutes a distance of 95.5 feet; thence left 87 degrees 53 minutes a distance of 200.0 feet to the point of beginning; situated in Shelby County, Alabama.

There is also conveyed to grantee, his heirs, successors and assigns; the right to use the present boat launching site for this subdivision on Lay Lake for the purpose of launching boats for their private use, together with the right to fish from the bank of Lay Lake on property owned by Bernice Brothers Valentine on March 5, 1973.

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19740802000038210 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/02/1974 12:00:00AM FILED/CERT

STATE OF ALABAMA SHELBY CO
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 AUG -2 AM 9:12
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDGE OF PROBATE
Conrad M. Schafner

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 25th day of July, 1974

WITNESS:

(Seal) K W Schafner (Seal)
(Seal) Judy Schafner (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
Shelby COUNTY } General Acknowledgment

I, Robert D. Moore, a Notary Public in and for said County, in said State, hereby certify that K. W. Schafner, and wife Judy Schafner 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 July

Robert D. Moore
Notary Public.
My Commission Expires October 18, 1978