

This instrument was prepared by

(Name) Century Services, Inc.

(Address) Suite A, Pelham Mall, 2460 Montgomery Highway, 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,

That in consideration of Ten dollars and other valuable considerations 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

Frank H. Morrow and wife, Mary E. Solomon Morrow

(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 $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 7, Township 21 South, Range 2 East and run thence west along the south boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 82.79 feet; thence right 79 deg. 39 min. a distance of 660.79 feet to the point of beginning; thence left 87 deg. 53 min. a distance of 200.0 feet; thence right 87 deg. 53 min. a distance of 96.0 feet; thence right 92 deg. 07 min. a distance of 175.0 feet; thence right along an arc of 25' radius and 38.25' length and through an angle of 87 deg. 53 min.; thence continue a distance of 71.0 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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Shelby Cnty Judge of Probate, AL
08/02/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY COUNTY
JUDGE OF PROBATE
REC. BK. & PAGE AS SHOWN
1974 AUG -2 PM 3:33
INS. INSTRUMENT WAS FILED
1974 AUG -2 PM 3:33
U.C.C. FILE NUMBER
CONVEYANCE

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 July 27th, 1974.

WITNESS:

(Seal)

K W Schafner
K. W. Schafner

(Seal)

(Seal)

Judy Schafner
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 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of July, 1974.

Robert D. Moore
Notary Public.

My Commission Expires October 13, 1975