

This instrument was prepared by

(Name) Wallace, Ellis & Fowler
(Address) Columbiana, Alabama 35051 7440

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, 1800 see mtg 341-164

That in consideration of TWENTY-THREE THOUSAND AND NO/100 (\$23,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
R. E. Elliott and wife, Nora B. Elliott

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

Sam Russell and wife, Nora D. Russell

(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 Southeasterly corner of Lot 3, Block 1 of the Eckmann Subdivision, according to plat recorded in Plat Book 3, Page 44, in the office of the Judge of Probate of Shelby County, Alabama; thence run Northwesterly along the Northeasterly line of said lot and along Southwesterly right of way line of old U.S. Highway No. 31, for a distance of 16.0 feet to the point of beginning of the part herein described; thence continue along said Northeasterly line of Lot 3 for a distance of 100.0 feet to the Northeasterly corner of said Lot 3; thence in a Southwesterly direction along the Northwesterly line of Lot 3 for a distance of 122.68 feet to a point; thence an angle left of 80° 36' and run Southeasterly for 101.11 feet to a point; thence an angle left of 99° 24' and run Northeasterly, 15.95 feet Northwesterly of and parallel to the Southeasterly line of Lot 3 for 131.58 feet to the point of beginning. Being a part of Lot 3, Block 1 of the Eckmann Subdivision.

Grantees herein shall not sell or convey the hereinabove described property during the lifetime of grantors, or the survivor of them, without the written consent of the grantors. This said prohibition shall be removed upon the death of the last survivor of grantors.

It is further understood and agreed that grantors shall not, during the lifetime of grantees, sell or convey their remaining property in Lot 3, Block 1 of said Eckmann Subdivision, without the written consent of the grantees. This said prohibition shall be removed upon the death of the last survivor of grantors.

19740805000038690 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/05/1974 12:00:00AM FILED/CERT

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 27th day of July, 1974.

WITNESS:

(Seal) R. E. Elliott (Seal)
(Seal) (R. E. Elliott)
(Seal) Nora B. Elliott (Seal)
(Seal) (Nora B. Elliott)
(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned R. E. Elliott, a Notary Public in and for said County, in said State, hereby certify that 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 27th day of July, A. D., 1974

Ruth J. Brown
Notary Public.

(see reverse side for additional acknowledgment)

AUG 1 1974

RETURN TO *Waller*

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

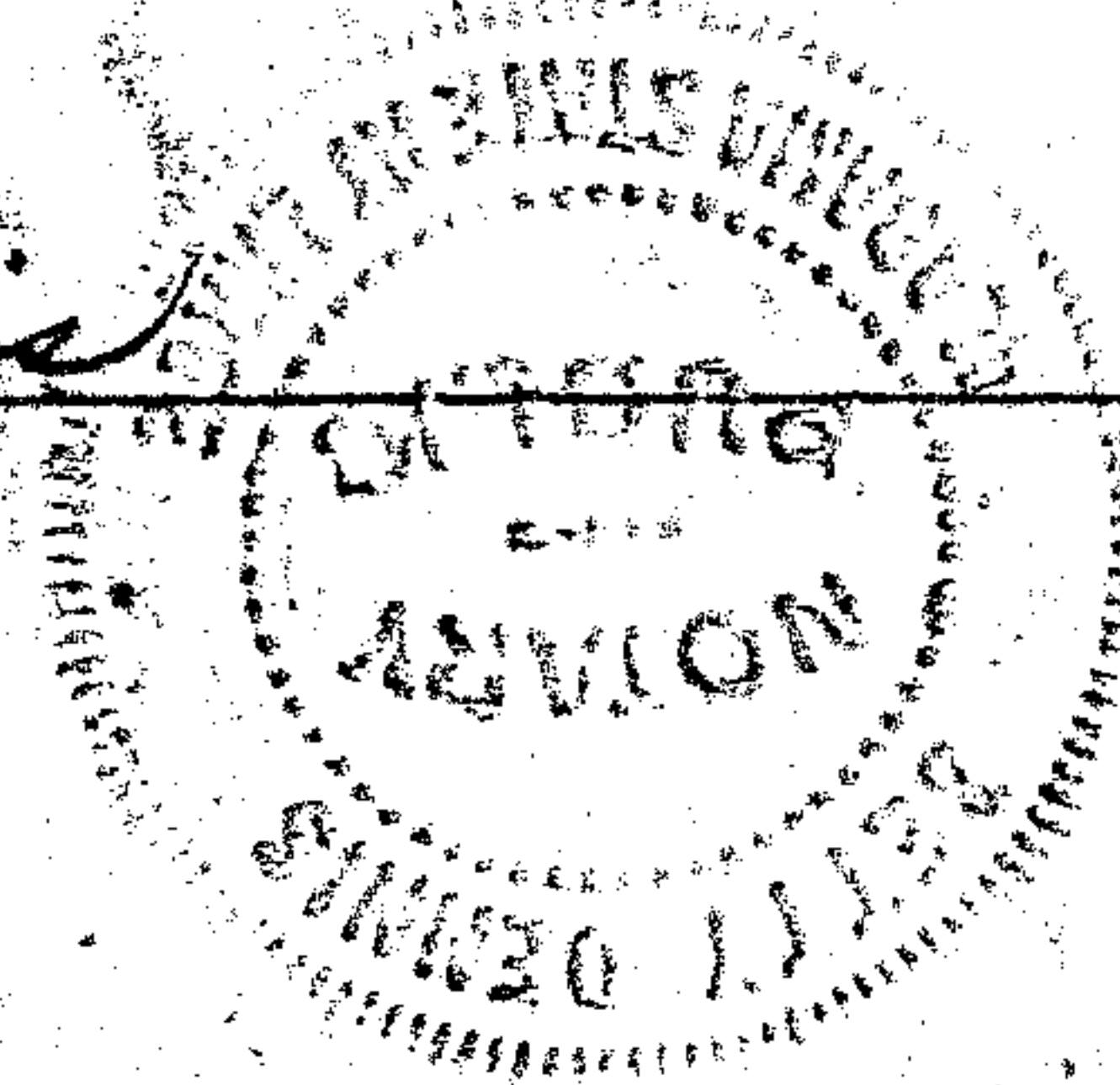
19740805000038690 2/2 \$.00
Shelby Cnty Judge of Probate, AL
08/05/1974 12:00:00AM FILED/CERT

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nora B. Elliott, 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, she executed the same voluntarily on the day the same bears date.
Given under my hand and seal this 27th day of July, 1974.

Betty Dennis
Notary Public



BOOK 288 PAGE 199

801 AM 288 7000

STATE OF ALA. SHELBY COUNTY
INSTRUMENT WAS
FILED FOR RECORD
1974 AUG -5 AM 8:00
U.C.C. FILE NUMBER
REC. BK. & PAGE AS SHOWN ABOVE
Cancel 11/3/79
JUDGE OF PROBATE