

This instrument was prepared by

(Name) Harrison and Conwill
Attorneys at Law
(Address) Columbiana, Alabama 35051

Jefferson Land Title Service Co., Inc.
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Thousand Seven Hundred and no/100----- DOLLARS and the assumption of the unpaid balance due on that certain mortgage to Robinson Mortgage Company recorded in Mortgage Book 328, Page 344 in the Probate Office of Shelby County, Ala. to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Norman S. Resch and wife, Mildred Resch

(herein referred to as grantors) do grant, bargain, sell and convey unto
Howard P. Mason and Lillie Mason

(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 NE corner of the NE 1/4 of the NE 1/4 of Section 31, Township 21 South, Range 1 East; thence run West along the North line of said 1/4-1/4 section a distance of 820.47 feet, to the West right-of-way of the Columbiana-Kingdom Highway, and the point of beginning; thence continue West along the North line of said 1/4-1/4 section a distance of 274.92 feet; thence turn an angle of 139 deg. 06 min. to the left and run a distance of 416.51 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 180.00 feet, to the West right-of-way of said highway; thence turn an angle of 90 deg. 00 min. to the left and run along the West line of said highway a distance of 208.71 feet, to the point of beginning. Situated in the NE 1/4 of the NE 1/4 of Section 31, Township 21 South, Range 1 East, Shelby County, Alabama and containing 1.29 acres, according to survey of Frank W. Wheeler, registered land surveyor, dated October 2, 1964.

BOOK 288 PAGE 265

19740812000039820 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/12/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 AUG 12 PM 8:01
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
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, we have hereunto set our hand(s) and seal(s), this 8th day of August, 1974.

WITNESS:

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

Norman S. Resch (Seal)
Mildred Resch (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Martha S. Joiner, a Notary Public in and for said County, in said State, hereby certify that Norman S. Resch and wife, Mildred Resch 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 8th day of August, A. D., 1974.

Martha S. Joiner
Notary Public.