

This instrument was prepared by  
(Name) Century Services, Inc.

7939

(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 One thousand nine hundred sixty and no/100's-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Pearl S. Knight, and spouse, Samuel H. Knight and  
Ethel S. Flowers, and spouse, James A. Flowers  
(herein referred to as grantors) do grant, bargain, sell and convey unto

C. E. Fondren, and wife, Mary Lee Fondren (an undivided 2/3 interest)

(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:

A parcel of land lying in the Northwest Quarter of Southwest Quarter of Section 5, and in  
the Northeast Quarter of Southeast Quarter of Section 6, all in Township 22, Range 3 West,  
more particularly described as follows. Commence at the Northwest corner of the East one-half  
of the Northeast Quarter of Southeast Quarter Section 6, Township 22, Range 3 West, thence  
East along the quarter-quarter section line a distance of 225.00 feet to a point in the center  
of Sulpher Springs Branch for the point of beginning, thence continue East a distance of  
1095.50 feet to a point at an old iron pin, thence South a distance of 910.70 feet  
to the center of said Sulpher Springs Branch, thence Northwesterly along the center of said  
branch 1476.00 feet more or less to the point of beginning.

Mineral and mining rights excepted. This conveyance is for surface rights only.

Situated in Shelby County, Alabama.

288 PAGE 486

19740829000042540 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
08/29/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1974 AUG 29 AM 8:50  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Clerk of Probate  
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,  
thence 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 23<sup>RD</sup>  
day of August, 1974.

WITNESS:

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

Pearl S. Knight  
Samuel H. Knight  
Ethel S. Flowers  
James A. Flowers  
General Acknowledgment

STATE OF ALABAMA }  
Shelby COUNTY }

I, Robert D. Moore, a Notary Public in and for said County, in said State,  
hereby certify that Pearl S. Knight, and spouse Samuel H. Knight and Ethel S. Flowers, and spouse  
James A. Flowers 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 23<sup>RD</sup> day of August  
Robert D. Moore  
Notary Public.  
My Commission Expires October 12, 1975