

This instrument was prepared by

(Name) Sydney Lavender

(Address) 1212 Bank for Savings Building, Birmingham, Alabama 35203

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,

That in consideration of One and no/100 (\$1.00) DOLLARS

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

MARGARET STARTLEY WAITS

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

MARGARET STARTLEY WAITS and husband, MAURICE E. WAITS

(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 lot situated in the SE 1/4 of SW 1/4, Section 1 2, Township 20, Range 1 West, more particularly described as follows: Commence at a point where the West boundary of what is known as Ballenger Street intersects the South boundary of said SE 1/4 of SW 1/4 and run thence Northerly along the West boundary of said Ballenger Street 180 feet for point of beginning; thence continue North along said West boundary of said Ballenger Street a distance of 20 feet to the SE corner of the Margaret Joyce Startly lot; thence turn an angle of 90 deg. to the left and run along the South boundary of said Startley lot a distance of 160 feet; thence turn an angle of 90 deg. to the right and run Northerly along the West boundary of said Startley lot a distance of 90 feet to the NW corner of said Startley lot; thence turn an angle of 90 deg. to the left and run West a distance of 10 feet; thence turn an angle of 90 deg. to the left and run Southerly parallel with the West line of said Startley lot a distance of 110 feet; thence turn an angle of 90 deg. to the left and run Easterly parallel with the South line of said Startley lot a distance of 170 feet to point of beginning.

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Shelby Cnty Judge of Probate, AL
11/12/1974 12:00:00 AM FILED/CERT

DO 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, I have hereunto set my hand(s) and seal(s), this 24th day of September, 1974

WITNESS:

(Seal)
(Seal)
(Seal)

(Seal)
Margaret Startley Waits
(Seal)
Maurice Edward Waits
(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Lena Rosenfeld, a Notary Public in and for said County, in said State, hereby certify that Margaret Startley Waits 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 official seal this 24 day of September, A. D. 1974

Lena Rosenfeld
Notary Public.