

This instrument was prepared by

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Columbiana, Alabama 35051

Jefferson Land Title Service Co., Inc.
2231 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 Five Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Andrew H. Teal and wife, Ruby G. Teal

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

Myra Jean Teal Branch, Andrew David Teal, Ruby Ann Teal Davis and Becky Louise Teal

(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:

All that part of a 5 acre parcel of land purchased by Edward Gibson from Mr. and Mrs. A. A. Holman on August 6, 1954 which lies Northwest of Alabama Highway No. 25, said 5 acres being described as follows: Five acres near center of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 34, Township 21, Range 1 West, the west line of said five acres being the West line of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said section 34 and the north line of said five acres being the south line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$.

There is EXCEPTED from said five acres 3/4 of an acre, more or less, which lies northwest of the Southeasterly right-of-way line of Alabama Highway 25, said 3/4 acre more or less, being southeast of said right-of-way. Said land being situated in Section 34, Township 21, Range 1 West.

The Grantors being one and the same as the grantees in that certain deed dated August 31, 1957 and recorded in Deed Book 189, page 32 in the Probate Office of Shelby County, Ala.

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19750129000004630 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/29/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 JAN 29 AM 9:55
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Conrad H. Strickland

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 23rd day of January, 1975

WITNESS:

(Seal) Andrew H. Teal (Seal)
(Seal) Ruby G. Teal (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, H. L. Conwill a Notary Public in and for said County, in said State, hereby certify that Andrew H. Teal and wife, Ruby G. Teal whose name s 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 23rd day of January, A. D. 1975.

H. L. Conwill
Notary Public.