

This instrument was prepared by

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2867

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 One Dollar - (\$1.00) - - and other valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, MAURICE E. WAITS AND WIFE MARGARET STARTLEY WAITS (Formerly Margaret Allene Startley)

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

CHARLES C. STARTLEY AND WIFE FLORENCE C. STARTLEY

(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:

Commencing at the SE corner of the SE 1/2 of the SE 1/4 of the SW 1/5 of Section 12, Township 20, Range 1 W. Go West along the quarter-quarter line a distance of 330' to the point of beginning; thence continue west along the said quarter of quarter line a distance of 330' to a point; thence turn an angle of 90° to the right and run north a distance of 168' to a point; thence turn a 90° angle to the right and run in an easterly direction a distance of 330' to a point; thence turn a 90° angle to the right and run south a distance of 168' to a point of beginning. Lying in and being a part of the SE 1/4 of the SE 1/4 of Section 12, Township 20, Range 1 W, Shelby County, Alabama

BOOK 291 PAGE 137

19750307000010380 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/07/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 MAR - 7 AM 10:05
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Consolidated
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 day of 1975.

WITNESSES

Gene Rosenfeld (Seal)
Gene Rosenfeld (Seal)
(Seal)

Margaret Startley Waits (Seal)
Maurice E. Waits (Seal)
(Seal)

STATE OF ALABAMA
Shelby

COUNTY

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that Maurice E. Waits and wife Margaret Startley Waits 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of A. D., 1975