

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

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 DOLLAR AND LOVE AND AFFECTION RELIAX

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

J. E. ROMINE and wife, MARGARET W. ROMINE

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

Fredrick R. Stanbridge and wife, Jane Marie Stanbridge

(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:

An undivided one-half (1/2) interest in Lots 44 and 45 of Deer Springs Estates, First Addition, as shown on map recorded in Map Book 5, page 55, in the Probate Records of Shelby County, Alabama.

BOOK 291 PAGE 451



19750403000014560 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/03/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1975 APR - 3 AM 10:55
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Done by Stanbridge
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 25 day of March, 1975

WITNESS:

(Seal)
(Seal)
(Seal)

J. E. Romine (Seal)
Margaret W. Romine (Seal)
(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. E. Romine and wife, Margaret W. Romine 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 25 day of March

Nancy K. [Signature]
Notary Public
Official Seal