

This instrument was prepared by

(Name) WALLACE, ELLIS & 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 TWENTY THOUSAND, SIX HUNDRED, EIGHTY-NINE AND 76/100 DOLLARS

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

Douglas R. Gans and wife, Patricia Ann Gans

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

Ronald F. Walton and wife, Wanda C. Walton

(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:

Lot 1, Block 2 according to Alabaster Highlands Subdivision in NE¹/₄ of of the NE¹/₄, Section 3; and NW¹/₄ of the NW¹/₄, Section 2, all in Township 21, Range 3 West, according to map in Map Book 4, page 43, in the Probate Records of Shelby County, Alabama.

Subject to covenants in building setback lines shown on map recorded in Map Book 4, page 43.

Subject to pipeline easement to Plantation Pipe Line Company recorded in Deed Book 112, page 331.

Subject to easement to Southern Natural Gas Corporation recorded in Deed Book 90, page 467.

This is a copy of the original deed which has been lost or destroyed



19750709000036260 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/09/1975 12:00:00AM FILED/CERT

JUDGE OF PROBATE

Conrad M. Fowler, Jr.

1975 JUL -9 AM 9:50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

Deed Book 2100

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 2nd day of March, 1973

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(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 Douglas R. Gans and wife, Patricia Ann Gans, 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 2nd day of March, A. D., 1973

Conrad M. Fowler, Jr.

Notary Public

BOOK 293 PAGE 347