

This instrument was prepared by

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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 Four thousand and no/100(\$4,000.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
DARVIN TEEL & WIFE, CAROLYN TEEL

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

DAVID L. BYRD & WIFE, BETTYE JO BYRD,

(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 54 according to Deer Springs Estates, First Addition, as shown by map recorded in Map Book 5 page 55 in Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

SUBJECT TO:1.Taxes for 1975 and subsequent years.

2. 35 foot building set back line from Kelley Drive.
3. 10 foot utility easement across south side of said lot as shown on recorded map of said subdivision.
4. Title to minerals underlying captioned lands with mining rights and privileges pertaining thereto.
5. Such state of facts as would be disclosed by an accurate survey and inspection of the premises.

19751008000055930 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/08/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 OCT - 8 AM 10:12
Deed J. Bell
C. Bell
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 4th day of October, 1975

WITNESS:

Richard W. Bell (Seal)

Richard W. Bell (Seal)

(Seal)

Darvin Teel (Seal)
DARVIN TEEL

Carolyn Teel (Seal)
CAROLYN TEEL

(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 DARVIN TEEL and wife, CAROLYN TEEL, 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 each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of October, 1975

Richard W. Bell
Notary Public.