

(Name) Mark G. Noel

(Address) 1813 First Avenue, North, B'ham, Alabama 35203

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

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six thousand and no/100 (\$6,000.00) Dollars DOLLARS

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

Sims R. Beavers and wife, Ann T. Beavers
(herein referred to as grantors) do grant, bargain, sell and convey unto

Mark G. Noel, Frank A. Nix and Sims R. Beavers

(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:

Begin at the NW corner of SW 1/4, Section 22, Township 19 South, Range 2 West; thence run East along the North line of said SW 1/4, a distance of 343.8 feet to the East right-of-way boundary of roadway for the point of beginning; thence continue said course along said North line a distance of 306.0 feet, turn right an angle of 87° 46' 30" a distance of 382.08 feet, turn right an angle of 92° 13' 30" a distance of 306.28 feet to aforesaid East right-of-way boundary of roadway, turn right an angle of 87° 49' along said East right-of-way boundary a distance of 382.08 feet to point of beginning; being in W 1/2 of NW 1/4 of SW 1/4, Section 22, Township 19 South, Range 2 West, Shelby County, Alabama.

BOOK 296 PAGE 321

19751230000073580 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/30/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 DEC 30 PM 10:02
Sims R. Beavers
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 ~~x~~ (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~myself~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~k~~ (we) have a good right to sell and convey the same as aforesaid; that ~~k~~ (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 19th day of December, 1975.

WITNESS:

(Seal)

(Seal)

(Seal)

Sims R. Beavers
Ann T. Beavers

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, MAEVICE M. MILAM, a Notary Public in and for said County, in said State, hereby certify that SIMS R. BEAVERS AND ANN T. BEAVERS 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 HAVE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of DECEMBER, A. D., 1975.

Maevice M. Milam

Notary Public.

Notary Public, Alabama State of Large
My Commission Expires November 28, 1976
Bonded by Home Indemnity Co. of N. Y.