

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, Attorneys 3854

(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 FOUR THOUSAND AND NO/100 -----DOLLARS

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

W. C. Billingsley and wife, Ethel Billingsley
(herein referred to as grantors) do grant, bargain, sell and convey unto

Donald T. Bayard, Jr. and wife, Bonnie Jean Bayard
(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 No. 15, First Addition to Triple Springs, First Sector, as shown by map recorded in the Probate Office of Shelby County, Alabama, in Map Book 6, page 51.

Subject to utility easement and building restriction line as shown by map of said subdivision.

Subject to restrictions of Triple Springs Subdivision as recorded in Miscellaneous Book 12, page 309, in the Probate Records of Shelby County, Alabama.

BOOK 298 PAGE 17

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Shelby Cnty Judge of Probate, AL
04/06/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
1976 APR -6 AM 9:14
INSTRUMENT WAS FILED
W.C. Billingsley
Ethel Billingsley
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 April day of 19 76.

WITNESS:

(Seal) W.C. Billingsley (Seal)
(Seal) Ethel Billingsley (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 W. C. Billingsley and wife, Ethel Billingsley 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of April A.D. 1976

My Commission Expires March 15, 1980

Melinda Rae

Notary Public
ALABAMA