

This instrument was prepared by

(Name) W. Eason Mitchell

(Address) P. O. Box 550, Calera, Alabama

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

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and Other Good and Valuable Consideration DOLLARS

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

John Richard Wells, a single man

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

James A. Coleman and wife, Ruth L. Coleman

(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:

Lots 8, 9, 10, and 11 of Block 58 according to
J. H. Dunstan's Map of the Town of Calera, Alabama.

BOOK 298 PAGE 830

19760521000047350 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/21/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 MAY 21 PM 4:03
Deed Book 350
Clerk of Probate
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, I have hereunto set my hand(s) and seal(s), this 8th day of May, 1976

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Eason Mitchell, a Notary Public in and for said County of said State, hereby certify that John Richard Wells whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of May A. D., 1976