

(Name) **Harrison and Conwill**
P.O. Box 557
(Address) **Columbiana, Alabama 35051**

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,

193

That in consideration of **One Thousand and no/100----- DOLLARS**
and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James Howard Lucas, an unmarried man

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

Walter R. Beaton, Sr. and June O. Beaton

(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:

Commence at the point of the intersection of the West line of the NW 1/4
of the SE 1/4 of Section 2, Township 24, Range 12 East, with the South
line of the right-of-way of the Calera-Montevallo paved highway, being
Alabama Highway No. 25; run thence Eastwardly along the South line of the
right-of-way line of the Calera-Montevallo paved highway a distance of
570 feet to the West line of a 22 foot street known as Murray Drive;
thence South along the West line of said drive 690 feet to the point of
beginning; thence continue South along West line of said drive 210 feet;
thence West and parallel with the South line of said Highway 25 and run
150 feet; thence North and parallel with the West line of Murray Drive
and run 210 feet; thence East and parallel with said Highway 25 150 feet
to the point of beginning; being situated in the Northwest Quarter of
the Southeast Quarter of Section 2, Township 24, Range 12 East, Shelby
County, Alabama.

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19761007000095920 1/1 \$0.00
Shelby Cnty Judge of Probate, AL
10/07/1976 12:00:00AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY
INSTRUMENT NUMBER
1976 OCT -7 AM 11:55
FILED OCT 7 AM 11:55
COURT RECORDS
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 5th

day of **October**, 19 76.

WITNESS:

..... (Seal)

..... (Seal)

..... (Seal)

James Howard Lucas (Seal)
James Howard Lucas

(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 **James Howard Lucas, an unmarried man**
whose name is **James Howard Lucas**, 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 5th day of

October, A. D. 1976.

James Howard Lucas

Notary Public