

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

Shelby COUNTY

Know All Men By These Presents,

That in consideration of

One hundred

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,
 ✓ Joel Griffin

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

Joel Leon Griffin (who is one and the same as Joel Griffin
 -Grantee), John Leon Griffin, and Bessie Ruth Griffin

(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 Southwest corner of the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ of NW $\frac{1}{4}$) of Section 9, Township 18, Range 1, East, in Shelby County, Alabama, and run thence East along the 40 line a distance of 870 feet; thence North a distance of 500 feet; thence West parallel with the south line of the 40 acre tract, a distance of 870 feet; thence South 500 feet to the point of beginning. Said tract hereby conveyed contains ten (10) acres, more or less, and situated near Dunnivant, in Shelby County, Alabama.

19781215000166940 1/1 \$.00
 Shelby Cnty Judge of Probate, AL
 12/15/1978 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 1978 DEC 18 PM 2:29

Thomas G. Brown, Jr.
 JUDGE OF PROBATE

Rec. 200
 1.00
 \$ 7.00

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:

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 and seal, this 11th day of December, 19 78

WITNESS:

State of Alabama

Shelby COUNTY

General Acknowledgement

I, hereby certify that Joel Griffin
 whose name is signed to the foregoing conveyance, and who
 me on this day, that, being informed of the contents of the conveyance he
 on the day the same bears date.

, a Notary Public in and for said County, in said State,

is known to me, acknowledged before
 executed the same voluntarily

Given under my hand and official seal this 11th day of December, A.D., 1978

Form 3091

Rec 1 Box 891
 Luda, AL 35094

Linda Stewart Mainwaring
 Notary Public

BOOK 316 PAGE 872