This instrument was prepared by 94

(Name) John N. Ferree, Jr., Attorney at Law

(Address) P. O. Box 1007, Alabaster, Al 35007

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 EIGHT THOUSAND, FIVE HUNDRED AND no/100---------- DOLLARS

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

Terry R. Grizzard & wife, Cathy G. Grizzard

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

Raymond W. Monroe & wife, Renee B. Monroe

(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:

The SE¼ of SW¼ of SW¼ of Section 12, Township 19 South, Range 1 East, Shelby County, Alabama.

BOOK 321 PAGE 796

19790905000113870 1/1 $.00
Shelby Cnty Judge of Probate,AL
09/05/1979 12:00:00AM FILED/CERT

$8,500.00 of the purchase price recited above was paid from a mortgage closed simultaneously herewith.

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 1st day of September, 1979.

WITNESS:

STATE OF AL. SHELBY CO.
I CERTIFY THIS
1979 SEP -5 AM 9:04
JUDGE OF PROBATE

Rec. 150
Ver. 100
250

(Seal) Terry R. Grizzard (Seal)

(Seal) Cathy G. Grizzard (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 Terry R. Grizzard & wife, Cathy G. Grizzard whose name s are signed to the foregoing conveyance, and who are they 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 1st day of September, A. D., 1979.

John N. Ferree, Jr.
Attorney at Law
P. O.Box 1007
Alabast[redacted]Al 35007

Notary Public.