

This instrument was prepared by

Without examination of title or certification to correctness of legal description.

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) P O Box 1227, 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 One Hundred and No/100 (\$100.00) - - - - - 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,

PINENNA HAWKINS, a widow,

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

ROOSEVELT PETERSON and wife, LILLIE MAE H. PETERSON,

(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:

A lot located in the Northeast corner of the NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 23, Township 21, Range 1 West, Shelby County, Alabama, lying South of the Southern Railway right-of-way and containing 2 $\frac{1}{2}$  acres, more or less.

The above described land conveyed hereby can also be described as all of that part of the NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 23, Township 21, Range 1 West, Shelby County, Alabama, that lies South of the Southern Railway right-of-way in the Northeast corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section, which contains 2 $\frac{1}{2}$  acres, more or less, and the Grantor intends to convey all of her interest in and to such real estate whether or not correctly described.

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Shelby Cnty Judge of Probate, AL  
11/29/1979 12:00:00AM FILED/CERT

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 28th day of November, 1979.

WITNESS: to her mark

HER MARK:

Wade H. Morton, Jr. (Seal)

X (Seal)

Margaret H. Nivens (Seal)

Pinenna Hawkins

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, Margaret Nivens, a Notary Public in and for said County, in said State, hereby certify that Pinenna Hawkins 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of November, A. D., 1979.

Roosevelt Peterson

Margaret Nivens

Notary Public.

P.O. Box 1412

Columbiana Ala. 35051