

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 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,

Elizabeth H. Allen, a single person,

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

✓ Joseph W. Stephens and wife, Lulla Mae Stephens,

(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:

That part of the Southwest quarter of the Northeast quarter of Section 2, Township 22, Range 4 West, beginning at a concrete post on the North right of way of the Montevallo and Boothton Highway and running Northly 225 feet to the Old Columbiana and Tuscaloosa Road, thence Southwesterly 150 feet to the point of beginning, thence continue along the Old Columbiana and Tuscaloosa Road for a distance of 156 feet, thence go Southerly 43 feet to the North right of way of the Montevallo and Boothton Highway, thence go Easterly along the North line of said Montevallo and Boothton Highway 158 feet, thence go North 125 feet to the point of beginning.

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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 3RD day of January, 1980.

WITNESS:

Deed TAX \$0.50
Rec 1.50
Ind 1.00
3.00
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1982 MAY -3 AM 9:19

Elizabeth H. Allen (Seal)

(Seal)

(Seal)

Thomas A. Shouder, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA

Bibb

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Elizabeth H. Allen, a single person, 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 3RD day of January, A. D. 1980.

Paula A. Desmond

Notary Public

Rt H Montevallo, AL 35115