

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-6 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 other consideration and Ten and no/100 (\$10.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
A. W. Bell and wife, Lura Mylene Bell

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

Milton K. Ruston and wife, Barbara A. Ruston

(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 parcel of land in the E $\frac{1}{2}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 14, Township 21 South, Range 1 West more particularly described as follows: Commence at the NW corner of the E $\frac{1}{2}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ and run South along the West line of said E $\frac{1}{2}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$, 830 feet to point of beginning of lot herein described; thence continue South parallel to the East line of said forty 200 feet; thence East parallel to the North line of said forty 316 feet; thence North parallel to the East line of said forty 200 feet; thence West parallel to the North line of said forty 316 feet to the point of beginning, less and except that portion of said parcel which has previously been conveyed by said grantors to said grantees, as shown by deed recorded in Deed Book 303 at page 892, and correction deed recorded in Deed Book 309 at page 244, Office of the Judge of Probate of Shelby County, Alabama.

Less and except easements and rights of way of record, and less and except an easement over and across the North 20 feet of said parcel, to provide ingress and egress to and from property which is situated Easterly of the above described parcel.

BOOK 340 PAGE 208

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 November 28, 1981 day of

WITNESS:

Deed TAX 1.00 STATE OF ALA. SHELBY CO. (Seal)
Dee 1.50 I CERTIFY THIS
Jud 1.00 INSTRUMENT WAS FILED (Seal)
3.50
1983 APR -7 PM 3:21 (Seal)

A. W. Bell (Seal)
(A. W. Bell)
Lura Mylene Bell (Seal)
(Lura Mylene Bell)
(Seal)

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that A. W. Bell and wife, Lura Mylene Bell whose name s are signed to the foregoing conveyance, and who are 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 28 day of November A. D., 1981.

1600 South Park Ave.
Dothan, AL
36301

Virginia A. Barnett
Notary Public