

This instrument was prepared by

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

(Address) Columbiana, Alabama 35051

\$00.00

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 LOVE & AFFECTION and ONE & NO/100 (\$1.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Hezekiah Mitchell and wife, Ruby Mitchell

(herein referred to as grantors) do grant, bargain, sell and convey unto our granddaughter and her husband, Michael Avery and wife, Kay Morris Avery

(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 NE corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18, Township 21 South, Range 1 East and run thence West along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 660 feet; thence run South, parallel with with the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 330 feet; thence run East, parallel with the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section, a distance of 660 feet to a point on the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence run North, along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section, a distance of 330 feet to the point of beginning.

Subject to easements and rights of way of record.

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 December, 1983.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

(Seal)

1984 MAY -4 AM 8:08

(Seal)

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned Hezekiah Mitchell and wife, Ruby Mitchell, a Notary Public for said County, in said State, hereby certify that 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 on the day the same bears date.

Given under my hand and official seal this 1st day of December, A. D., 1983.

RE 1, Box 50 G

Shelby, AL 35143

Notary Public.