

This instrument was prepared by

(Name) William D. Nichols

(Address) 300 Wadsworth Street, Montevallo, Al. 35115

1652



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

1500

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, ~~XXXX~~
I, CONNIE M. STANDIFER, a widowed, single woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

DANVILLE ESTATES, a Joint Venture
(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 west 460 feet of the SW 1/4 of the NE 1/4 of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, lying south of Elliottsville Road. LESS AND EXCEPT those portions previously conveyed by deeds recorded in Deed Book 274, Page 386, and Deed Book 349, Page 419, as recorded in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Dan H. Standifer died on or about the 21st day of January, 1976, and that Connie M. Standifer, is the surviving grantee in deed from Charles Henry Wilborn, et al, to Dan H. Standifer and Connie M. Standifer, dated June 11th, 1966, and recorded in Deed Book 243, Page 467, in the Probate Office of Shelby County, Alabama.

Danville Estates Joint Venture Agreement is recorded at Page _____, Book _____, in the records of the Office of the Judge of Probate of Shelby County, Alabama.

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 July, 1987

Connie Standifer (Seal)

WITNESS:

Read TAX 50 STATE OF ALA SHELBY CO. (Seal)
Dec 2.50 (Seal)
Jud 1.00 (Seal)
4.00 (Seal)
1987 JUL 24 PM 2:00

Thomas A. Standifer
JUDGE OF PROBATE

STATE OF ALABAMA

_____ COUNTY

General Acknowledgment

I, L. Michelle Kelly, a Notary Public in and for said County, in said State, hereby certify that Connie M. Standifer 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 and executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of July, A. D., 1987

One Perimeter Park, So. 320 South Tower
Montevallo, AL 35243
L. Michelle Kelly
My Commission Expires: 6/25/91 Notary Public.