

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 1-44

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 VALUABLE CONSIDERATION 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,

Thurman A. Goodwin and wife, Thelma R. Goodwin

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

Richard H. Posey and wife, Bonnie Sue Posey

(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 part of Lot 4 in Block 1, Nickerson's Addition on Helena Road situated in the NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 2, Township 21, Range 3 West. Beginning at the Northeast corner of Lot 3 and the Northwest corner of Lot 4; run in a Southerly direction 219 feet to the point of beginning. Continue in a Southerly direction along the East boundary of Lot 2 (Now owned by Thurman A. Goodwin) 200 feet; turn left and run in an Easterly direction 100 feet; turn left and run in a Northerly direction parallel to the East boundary of Lot 2 a distance of 200 feet; turn left and run 100 feet to point of beginning.

(This plot being the North portion of plot deeded to Raymond E. Yessick and wife, Rubye Jean Yessick by W. C. Garrett and wife Clara Bell Garrett November 26, 1960 and recorded in Deed Book 213, page 66).

Being the same property heretofore conveyed to grantor, Thurman A. Goodwin by deed dated August 12, 1964 from Raymond E. Yessick and wife, Rubye Jean Yessick, as recorded in Deed Book 231 at page 907-908, office of Judge of Probate of Shelby County, Alabama.

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 11<sup>th</sup> day of

August, 1987.

WITNESS: I CERTIFY THIS INSTRUMENT WAS FILED

1987 AUG 11 AM 11:32 (Seal)

JUDGE OF PROBATE

2. Mtg. Tax (Seal) 50  
3. Recording Fee 2.50  
4. Indexing Fee 1.00

STATE OF ALABAMA  
SHELBY COUNTY

TOTAL 4.00 General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Thurman A. Goodwin and wife, Thelma R. Goodwin

whose names 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 11<sup>th</sup> day of August, A. D., 1987

Notary Public.

At. 4 - Box 1424