

This instrument was prepared by

(Name) McNamee, Snead & Mobley

(Address) 2126 Morris Avenue, Birmingham, AL 35203

SEND TAX NOTICE TO:

Rita Gaut

Rt. 1, Box 278

Sterrett, AL 35147

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and other good and valuable considerations (\$1.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, X
I, Rita Gaut, also known as Henrietta Gaut

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

Kenneth H. Gaut, Theresa G. Merrell and Rita Gaut, a/k/a Henrietta Gaut

(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:

From the Northeast corner, NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 29, Township 19 South, Range 1 West run thence South 2 degrees 30 minutes West 137.31 feet; thence South 32 degrees 51 minutes West 198.31 feet to an iron, the point of beginning of the property herein described; thence North 85 degrees 40 minutes West 322.44 feet to an iron; thence North 21 degrees 11 minutes East 41.42 feet to an iron; thence South 78 degrees 24 minutes East 312.92 feet to the point of beginning; being a part of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama, and containing 0.14 acres more or less. This property is part of that same property which is deeded from B. M. Turner to C. T. Turner, as recorded in Deed Book 194, Page 200, Shelby County Probate Office, Columbiana, Alabama, and as located by existing fence lines which are claims of possession.

It is the intention of the within named grantor who is vested with title to said property jointly for and during the lives of the Grantor and Grantees 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 to sever and terminate said joint tenancy and convey all title and right of survivorship, together with every contingent remainder and right of reversion now vested in them, and to vest absolute title in said Grantees, Rita Gaut, a/k/a Henrietta Gaut, Kenneth H. Gaut and Theresa G. Merrell.

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 6th day of August, 1997

WITNESS:

Jeffrey S. Wuse (Seal)

(Seal)

(Seal)

Rita Gaut a/k/a Henrietta Gaut (Seal)

Rita Gaut, a/k/a Henrietta Gaut (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, Brenda L. Sears, a Notary Public in and for said County, in said State, hereby certify that Rita Gaut, a/k/a Henrietta Gaut 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 6th day of August, A. D., 1997

Brenda L. Sears Notary Public.

08/11/1997-25201
09:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
301 SNA 10.00

10341 Old Hwy 280
Shirley, AL
35147