

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

Form 1-1.5 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 Two Thousand Dollars, other good and valuable consideration and the assumption of the unpaid balance due on mortgage to Jefferson Federal Savings & Loan Asso. dated February 19, 1968, recorded in Mortgage Book 303 page 117 in Probate Office. to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Charlene H. Scott and husband, Victor Scott

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

Clarence G. Carter, Jr. and Ann Carter

(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:

Lot No. 14 according to map of plat of Indian Hills Subdivision, First Sector, recorded in Map Book 4 at page 81 in the office of Judge of Probate of Shelby County, Alabama, except oil, gas, petroleum, sulfur, and the privileges in connection therewith as described in Deed Book 127 page 140 in the office of the Judge of Probate of Shelby County, Alabama.

Subject to restrictive covenants and conditions filed for record December 18, 1964, and recorded in Deed Book 234 pages 304-306 in Probate Office.



19710820000034450 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/20/1971 12:00:00 AM FILED/CERT

STAFF OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
1971 AUG 20 PM 3:18
U.C.C. FILE NUMBER OR
REC. EX. & PAGE AS SHOWN ABOVE
Consolidated

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 19th day of August, 1971

WITNESS:

(Seal)
(Seal)
(Seal)

Charlene H. Scott (Seal)
Victor Scott (Seal)
(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Betty A. Crawford, a Notary Public in and for said County, in said State, hereby certify that Charlene H. Scott and husband, Victor Scott 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 19th day of August, A. D., 1971

Betty A. Crawford
Notary Public.
My Commission Expires July 27, 1972