

STATE OF ALABAMA }
ST. CLAIR COUNTY }

1990
19720313000013190 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/13/1972 12:00:00 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS

THAT in consideration of the sum of Five Thousand Seven Hundred Eighty-Six and 63/100 DOLLARS, together with the assumption of payment of the sum of \$27,213.37 as the principal balance due upon that certain indebtedness which is secured by a mortgage upon the real estate hereinafter described, which mortgage appears of record in the Probate Office of Shelby County, Alabama, in Mortgage Book 312 at page 810, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James P. Hendrickson and wife Jane P. Hendrickson (herein referred to as grantors) do grant, bargain, sell and convey unto Joseph D. Carrier and Joyce M. Carrier (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 1 Block 1 according to Map of "Navajo Hills" Sector Two, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 5 at page 24.

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 we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seised in fee simple of said premises; that they are free from all encumbrances excepting that certain mortgage hereinabove described, those certain restrictions and limitations which appear of record in the Probate Office of Shelby County, Alabama, in Deed Book 250 at page 81, and all existing rights-of-ways and/or easements for public utilities appearing of record in said Probate Office; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals, this 11th day of March, 1972.

James P. Hendrickson (L.S.)
Jane P. Hendrickson (L.S.)

STATE OF TEXAS
COUNTY OF NUECES

I, Leon Carr, a Notary Public in and for said County, in said State, hereby certify that James P. Hendrickson and Jane P. Hendrickson 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 11th day of March, 1972.

Leon Carr
NOTARY PUBLIC, LEON CARR

My Commission Expires on the 1st day of June, 1973.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
March 14 3:30 PM
1972 MAR 14 AM 7:45
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. B. B. B.
JUDGE OF PROBATE



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