

10454

(Name) Gerard J. Durward

(Address) 2501 North 30 Avenue, Birmingham, Alabama 35207

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 (\$2,000.00) and the assumption of the DOLLARS hereinafter described mortgage.

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, JACK KENDAL AUSTIN, JR. and wife, LINDA H. AUSTIN

(herein referred to as grantors) do grant, bargain, sell and convey unto BILLY EARL FAIRCLOTH and PATRICIA K. FAIRCLOTH

(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 9, in Block 2, according to the Survey of Shelena Estates, as recorded in Map Book 5, Page 25, in the office of the Judge of Probate of Shelby County, Alabama.

The grantees assume and agree to pay that certain mortgage on the above described real estate to Engel Mortgage Company, Inc., recorded in Volume 321, Page 185 in the Probate Office of Shelby County, Alabama, in the approximate principal balance of \$23,500.

19720717000035230 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
07/17/1972 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1972 JUL 17 PM 1:36  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Cordelia M. Durward  
JUDGE OF PROBATE

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 FIRST day of JULY, 1972.

WITNESS:

(Seal) (Seal) (Seal) (Seal)

STATE OF ALABAMA }  
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JACK KENDAL AUSTIN, JR. and wife, LINDA H. AUSTIN 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 FIRST day of JULY, A. D., 1972

Cordelia M. Durward  
Notary Public.

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