

(Name) Nancy Schilling
(Address) Route 1 Box 131 Helena, Alabama 35080

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

See Mtg 328-82

That in consideration of Thirty-one thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
B. C. Dennis and wife, Betty E. Dennis
(herein referred to as grantors) do grant, bargain, sell and convey unto

John H. Abbott and wife, Alda C. Abbott
(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 2, in Block 1 "Eckmann Subdivision" according to Map as recorded in Map Book 3, on page 144, in the Probate Office of Shelby County, Alabama. Said survey being a part of SW¹ of NW¹ of Section 31, Township 19, Range 2 West. Said lot extending 95 feet along the southwesterly side of the right of way of U. S. Highway 31 and extending back of uniform width from said Highway 203 feet.

Subject to right of owners of Lot 1, Block 1 in said Subdivision to use a well jointly with owners of said Lot 2, as more specifically set out in Deed Book 176 page 473, in the Probate Office of Shelby County, Alabama.

\$24,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

19730108000001050 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/08/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED
JAN 8 1973 8:45 AM
U.C. FILE NUMBER OR RECORDED PAGE AS SHOWN ABOVE
Clerk 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 5th day of January, 19 73

WITNESS:
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, Undersigned, a Notary Public in and for said County, in said State, hereby certify that B. C. Dennis and wife, Betty E. Dennis 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 who executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of January, A. D., 19 73
Nancy Schilling
Notary Public.

BOOK 278 PAGE 134