

This instrument was prepared by

(Name) Jim McClain Realty Company, Inc.  
(Address) 3166 Cahaba Heights Plaza, Birmingham, Alabama

Jefferson Land Title Service Co., Inc.  
AGENTS FOR  
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

See Mtg 331-134

That in consideration of Forty two thousand nine hundred and no/100 (42,900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Keith M. Bradburn and C. A. Bradburn, his wife (herein referred to as grantors) do grant, bargain, sell and convey unto Larry W. Reece and Phyllis M. Reece, his wife (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 16 according to Indian Valley, Second Sector as recorded in Map Book 5, page 75, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto recorded in Volume 181, page 385, in the Probate Office of Shelby County, Alabama.

Subject to all easements and restrictions of record, if any.

A mortgage in the amount of \$38,600.00 to be held by Jefferson Federal Savings and Loan Association.

19730523000028870 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
05/23/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1973 MAY 23 PM 10:46  
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE  
Dorothy M. ...  
JUDGE OF PROBATE

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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 X(we) do for ~~XXXX~~ (ourselves) and for ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that X (we) have a good right to sell and convey the same as aforesaid; that ~~XX~~ (we) will and ~~XX~~ (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 8<sup>th</sup> day of May, 1973.

WITNESS:  
Keith M. Bradburn (Seal)  
C. Bradburn (Seal)

STATE OF ALABAMA  
Harris COUNTY

General Acknowledgment

I, Annette Holmes, a Notary Public in and for said County, in said State, hereby certify that Keith M. Bradburn, & C. Bradburn 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 is executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8<sup>th</sup> day of May, A. D., 1973.

Annette Holmes  
Notary Public.

ANNETTE HOLMES

Notary Public in and for Harris County, Alabama