

This instrument prepared by

3289

(Name) First Real Estate Corporation of Alabama

(Address) P.O. Box 371, Pelham, Alabama 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eight Thousand Nine Hundred Thirty and 63/100----- DOLLARS

and the assumption of the below described mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

William Sanford Anderson and wife, Mary S. Anderson

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

O. D. Yeager and Annie L. Yeager

(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 11 in Block 3, Sector 3, according to Resurvey of George's Subdivision of Keystone, as recorded in Map Book 4, at page 33, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama. Minerals and mining rights excepted.

Subject to easements and restrictions of record.

And as further consideration, the Grantees herein, hereby expressly assume and promise to pay that certain indebtedness secured by that certain mortgage in favor of Collateral Mortgage Company, recorded in Mortgage Book 309, Page 109, in the aforesaid Probate Office, according to the terms and conditions of said mortgage and the indebtedness secured thereby.



19740124000003820 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/24/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JAN 24 PM 2:18
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
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 ~~he~~(we) do for ~~myself~~ (ourselves) and for ~~my~~(our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~he~~(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 23rd day of January, 1974.

WITNESS:

(Seal)

William Sanford Anderson (Seal)
William Sanford Anderson

(Seal)

(Seal)

Mary S. Anderson (Seal)
Mary S. Anderson

(Seal)

STATE OF ALABAMA

SHELBY

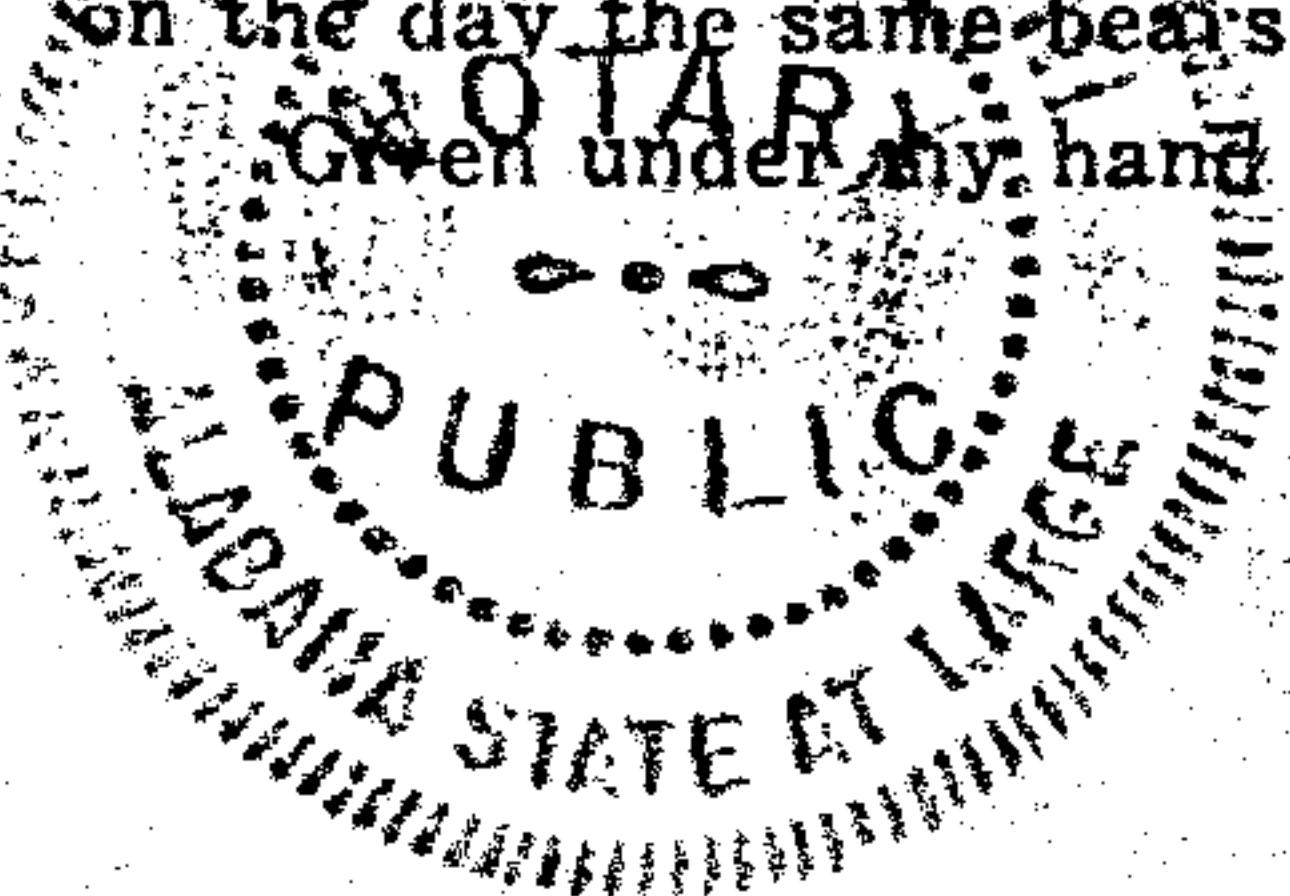
COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Sanford Anderson and wife, Mary S. Anderson

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 23rd day of January, A. D., 1974.



Notary Public.
Notary Public