

This instrument was prepared by

(Name) Jesse W. Shotts, Attorney At Law

3991

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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 Four Thousand Five Hundred and No/100 (\$4,500.00)-----DOLLARS

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

Charles L. Stafford, a single man,

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

Cecil E. Walker and wife, Rachel L. Walker,

(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-A, according to the Survey of Sunrise Cove, in Wilsonville, Shelby County, Alabama, as recorded in Map Book 5, Page 31, in the Office of the Judge of Probate of Shelby County, Alabama. One-half interest in minerals and mining rights excepted.

Part of the consideration is a purchase money mortgage in the amount of \$2,500.00.

BOOK 285 PAGE 599

19740306000010800 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/06/1974 12:00:00 AM FILED/CERT

STATE OF ALA SHELBY CO.
JUDGE OF PROBATE
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
1974 MAR - 6 AM 7:54
Cecil E. Walker
Rachel L. Walker

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, I have hereunto set my hand(s) and seal(s), this 4th day of March, 19 74

WITNESS:

(Seal) Charles L. Stafford (Seal)
Charles L. Stafford (Seal)
(Seal) (Seal)
(Seal) (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 Charles L. Stafford, a single man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of March, A. D., 19 74

Notary Public.