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HIS INSTRUMENT PREPARED BY:

Izas Bahakel, Esquire

2131 12th Ave. N./B'ham/Alabama. 35234

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

5274
Know All Men By These Presents,

That in consideration of Seven Hundred & 0/100*****DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Joe M. Forstman, Sr. and wife Bettie T. Forstman

(herein referred to as grantors) do grant, bargain, sell and convey unto James P. Drummond and wife, Ann Drummond

(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 1 according to the Survey of Deer Springs Estates as recorded in Map Book Five at Page 38 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, restrictions and reservations of record.

BOOK 286 PAGE 681

19740503000021560 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/03/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 MAY -3 AM 8:57
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 ~~K~~(we) do, for ~~myself~~ (ourselves) and for ~~my~~(our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~K~~(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~K~~(we) have a good right to sell and convey the same as aforesaid; that ~~K~~(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 and seal S, this 29th day of April, 1974.

WITNESS:

State of

ALABAMA

Jefferson

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe M. Forstman, Sr. and wife, Bettie T. Forstman, 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 29th day of April, A.D., 1974

Joe M. Forstman Sr.
Bettie T. Forstman

Izas Bahakel
Notary Public