

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Eight Thousand Two Hundred Fifty and No/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, John H. Pledger and wife, Eva Lucille Pledger

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

E. W. Dyck and wife, Joan F. Dyck

(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 3, according to the Survey of Walters Cove, Second Sector, as recorded in Map Book 5, Page 41, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record and subject to restrictions appearing of record in Deed Book 248, Page 750; Right of way granted to Alabama Power Company by instruments recorded in Deed Book 52, Page 98; Easement and right of ways to Alabama Power Company as to flood rights in Deed Book 238, Page 512; Building line and easements as set out on recorded plat in Map Book 5, Page 41, also shown on Walters Cove, First Sector, as recorded in Map Book 5, Page 22.

19740723000036460 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/23/1974 12:00:00AM FILED/CERT

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: except 1974 taxes;

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 and seal, this 25 day of June, 1974.

WITNESS:

John H. Pledger
John H. Pledger
Eva Lucille Pledger
Eva Lucille Pledger

RETURN TO

E. W. DYCK ✓

3548 LAUREL VIEW LANE
B'HAM, ALA. TO 35216

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

8.50
1.45
9.95

This form furnished by

ALABAMA TITLE COMPANY, INC.

Agents for

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street

Birmingham, Alabama 35203

LOUISVILLE TITLE INSURANCE
COMPANY

P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201



19740723000036460 2/2 \$.00
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State of ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John H. Pledger and wife, Eva Lucille Pledger 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 25 day of June

A. D., 1974.

Jewel Dean McDowell
Notary Public

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
JUL 23 PM 2:46
1974

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

Comey J. Jones
JUDGE OF PROBATE
COUNTY

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of

A. D., 19

Notary Public

State of

COUNTY

Corporation Acknowledgment

I, a Notary Public in and for said County in said State, hereby certify that whose name as of a Corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand, this the day of

19

Notary Public