

This instrument prepared by

(Name) Harrison and Conwill
(Address) Columbiana, 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,

That in consideration of Thirty-two Thousand, Two Hundred Fifty and no/100----- DOLLARS
see mtg 343-368

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Leo Miskelly, a single man

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

Richard L. Malboeuf and Melba Malboeuf

(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 24 according to Monte Tierra Subdivision as shown by map and survey recorded in Map Book 5 page 114 in the Probate Office of Shelby County, Alabama.

Subject to restrictive covenants recorded in Misc. Book 2 page 619 in Probate Office.



19741216000060150 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/16/1974 12:00:00AM FILED/CERT

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 DEC 16 PM 3:08
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Consent of Probate
JUDGE OF PROBATE

BOOK 290 PAGE 83

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 13th day of December, 1974.

WITNESS:

_____(Seal) _____(Seal)
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Leo Miskelly, 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 13th day of December, A. D. 1974.

Martha B. Joiner
Notary Public.