

This instrument was prepared by

1838

(Name) Claiborne P. Seier, Attorney at Law

(Address) 3349 Montgomery Highway, Birmingham, Alabama 35209

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 Sixty-Five Thousand and no/100 (\$65,000.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
William H. Bruser and wife, Margaret Bruser
(herein referred to as grantors) do grant, bargain, sell and convey unto
Joseph B. Nadler and Linda K. Nadler

(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 46, according to Resurvey of Lots 46, 47, 50 and 51,
Second Sector, Portsouth, as recorded in Map Book 6, page
80, in the Probate Office of Shelby County, Alabama, situated
in Shelby County, Alabama

Subject to taxes for 1977.
Subject to restrictions, easements, rights of way, and building lines of record



19770920000099000 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/20/1977 12:00:00AM FILED/CERT

\$58,500.00 of the purchase price
was paid from a mortgage loan closed simultaneously

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 (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, we have hereunto set our hand(s) and seal(s), this 14 day of September, 1977

WITNESS:
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
(Seal)
1977 SEP 20 AM 9:19
(Seal)

William H. Bruser (Seal)
Margaret Bruser (Seal)
(Seal)

Thomas A. Snowling
JUDGE OF PROBATE (Seal)
Deed 6.50
Rec. 1.50
Index 1.00
9.00

STATE OF ALABAMA }
JEFFERSON COUNTY } General Acknowledgment

I, Claiborne P. Seier, a Notary Public in and for said County, in said State,
hereby certify that William H. Bruser and wife, Margaret Bruser
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 14 day of September, A. D., 1977

Claiborne P. Seier Notary Public
Seier & Walcombe