

Important: Read Instructions on Back Before Filling out Form.

Inst. # 1993-29180
09/22/1993-29180
11:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 23.75

This instrument was prepared by

Bob Fleming Realty & Ins.

(Lenora Beasley)

(Name)

(Address) #1 Cross Creek Trail, Pelham, Alabama

2944

Form 1-1-4 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 Five Thousand Five Hundred and no/100 - - DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Jimmie Martin Tucker and wife, Dorothy G. Tucker

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

Gordon Wayne Carroll and wife, Linda C. Carroll

(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 5 in Block 5 of Oak Mountain Estates, Second Sector, according to Map Book 5, Page 76 in Probate Office of Shelby County, Alabama.

Situated in town of Pelham, Shelby County, Alabama.

Subject to existing easements, restrictions, set-back-lines, right-of ways, limitations, if any, of record.
Mineral and mining rights excepted.

By accepting this conveyance the purchasers agree to assume and pay the mortgage from Jimmie Martin Tucker and wife, Dorothy G. Tucker to Molton, Allen & Williams, Inc., dated 18th January, 1972 and recorded in Mortgage Book 320 page 770, assigned to Federal National Mortgage Association by instrument dated 18th April, 1972 and recorded in Deed Book 273 page 859 and reassigned by Federal National Mortgage Association to Molton, Allen & Williams, Inc., by instrument dated 12th May, 1972 & recorded in Misc. Book 1 Page 203 and assigned by Molton, Allen & Williams, Inc., to Boston Federal Savings & Loan Association by instrument dated 2nd Oct., 1972 and recorded in Misc. Book 2 page 439 in Probate Office.

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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, we have hereunto set OUR hand(s) and seal(s), this 22nd day of February, 1974

WITNESSES:

STATE OF ALA. SHELBY CO. JUDGE OF PROBATE

NOTARY PUBLIC

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General Acknowledgment

I, J. C. Jackson, a Notary Public in and for said County, in said State, hereby certify that Jimmie Martin Tucker and Dorothy G. Tucker, his wife 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 22nd day of February, A. D., 1974

J. C. Jackson
Notary Public.