

3382

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,

Three Hundred Fifty (\$350.00) and the assumption of

That in consideration of hereinafter described mortgage - " " " " " DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Otis Wayne Walker and wife, Frances H. Walker

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

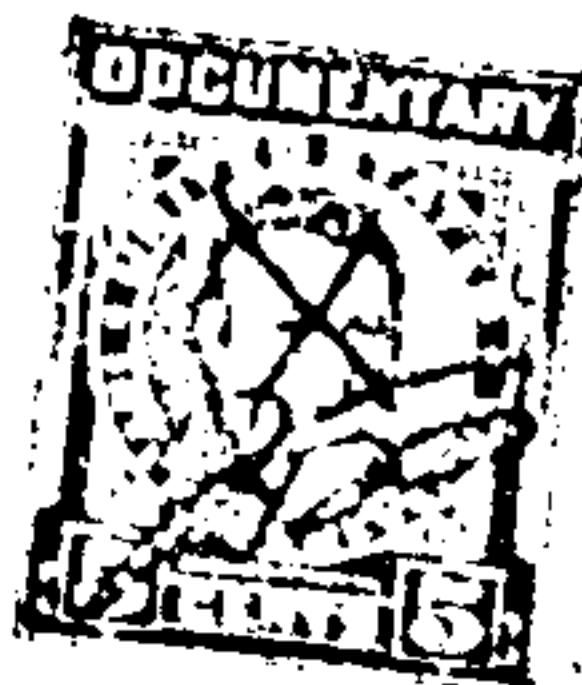
James W. Duke and Mary Joyce Duke

(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 9 in Block 4, of Pine Hills Subdivision in Vincent, Alabama, as shown by map or plat recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 4, page 45.

The grantees herein assume and agree to pay that certain mortgage from the grantors to Realty Mortgage Company, recorded in Mortgage Book 280 at page 282 in the Office aforesaid.



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 12th day of April 1965.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 11/27/23
4:23 PM 1965
RECORDED & INDEXED
\$ 50.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Otis Wayne Walker (Seal)

Francis H. Walker (Seal)
Francis H. Walker

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, J. Fred Powell, a Notary Public in and for said County, in said State, hereby certify that Otis Wayne Walker and Frances H. Walker 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 12 day of April

A. D. 1965

Notary Public.

BOOK 235 JUL 257