

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 GRANTEEES 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 GRANTEEES) 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 GRANTEEES 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 GRANTEEES,  
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 GRANTEEES, 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 11/19/71  
1/23/1965  
RECORDED & M.T.G. TAX  
\$5.00 DUE TAX HAS BEEN  
P.D. ON THIS INSTRUMENT.

Otis Wayne Walker (Seal)

Frances H. Walker (Seal)

Frances H. Walker (Seal)

STATE OF ALABAMA  
Jefferson COUNTY }C. J. Powell  
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, 1965.

J. Fred Powell  
Notary Public.

A. D. 1965

257  
255  
BOOK