

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 \$300.00 and assumption of mortgage hereinafter referred to DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, John H. Tippins, Jr. also known as John Henry Tippins, Jr. and wife Inez June Tippins also known as June Inez Tippins (herein referred to as grantors) do grant, bargain, sell and convey unto Carl L. Wooten and wife Mary Lucille Wooten

(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:

The South ten feet of Lot No. 10 and all of Lot No. 11; and the North ten feet of Lot 12, Block 61, according to Dunstan's Map of the Town Of Calera, Alabama.



Grantees assume that certain mortgage from John Henry Tippins, Jr, and wife, June Inez Tippins to Collateral Investment Company, executed on the 2nd day of November, 1961, as recorded in mortgage book 274, page 631 in the office of Judge of Probate, Shelby County, Alabama.

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, have hereunto set hand(s) and seal(s), this 23rd day of July, 1965.

WITNESS:

J. Sherill Hancock (Seal)
John H. Tippins Jr. (Seal)
Inez June Tippins (Seal)
June Inez Tippins (Seal)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 7/26/65
RECORDED & \$ MTG. TAX
& \$ DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

STATE OF ALABAMA

Shelby COUNTY

I, J. Sherill Hancock, Notary Public in and for said County, in said State, hereby certify that John H. Tippins, Jr. aka John Henry Tippins, Jr & wife, Inez June Tippins aka June Inez Tippins are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, thus 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 23 day of July, A. D., 1965.

J. Sherill Hancock
Notary Public.

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