

This instrument was prepared by

3452

(Name) Wallace & Ellis, Attorneys

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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 Three Thousand Dollars, and other good and valuable consideration hereinafter stated

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

Charles Paige and wife, Iola Paige

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

Earl Jackson and wife, Margaret Jackson

(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:

A lot in the Town of Calera, Alabama 75' x 55' more particularly described as follows: Commence at a point on the North side of 6th Avenue directly North of the NW corner of Block 131, according to Dunstan's Map of the Town of Calera, Alabama, and run thence North along the West boundary of Block 144 according to said survey a distance of 100 feet to point of beginning of the parcel herein described and conveyed; from said beginning point continue thence North along the West boundary of said Block 144 for 75 feet to a point; thence turn an angle of 90 deg. to the right and run thence East and parallel with 6th Avenue 55 feet to a point; thence turn an angle of 90 deg. to the right and run thence South and perpendicular to 6th Avenue 75 feet; thence turn an angle of 90 deg. right and run West and parallel with 6th Avenue 55 feet to point of beginning.

Subject to mortgage to Jim Walter Corporation recorded in the Probate Office of Shelby County, Alabama in Mortgage Book 273, page 133 which was assigned to Mid State Homes, Inc. by assignment recorded in said Probate Office in Deed Book 216, page 772.

As a part of the consideration hereof grantees herein assume and agree to pay as the same shall become due those payments evidenced by mortgage from grantors herein to Jim Walter Corporation dated July 5, 1961 recorded in Mortgage Book 273, page 133, which said mortgage and debt were assigned to Mid-State Homes, Inc. on July 15, 1961 recorded in said Probate Office in Deed Book 216, page 722--the present balance being \$1,059.40.

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 13

day of April, 1967

Seal lines for Charles Paige, Iola Paige, and Notary Public.

Charles Paige (Seal)
Iola Paige (Seal)
Notary Public (Seal)

STATE OF ALABAMA SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Paige and Iola Paige 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 13 day of April, A. D., 1967.

Notary Public signature and seal.

BOOK 247 PAGE 769

STATE OF ALA. SHELBY CO. INSTRUMENT WAS FILED 1967 APR 21 PM 3:16