

This instrument was prepared by

2200

(Name)

Margaret Scruggs

(Address)

3040 Montgomery Highway, Birmingham, Alabama.

Form 114 Rev. 1-61

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 FOUR HUNDRED FIFTY and NO/100 - - - - - DOLLARS

and execution of purchase money mortgage in amount of \$3,500.00 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

C. T. WALTERS and wife, GLADYS F. WALTERS

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

W. A. CARTER and wife, MADGE C. CARTER

(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 1, according to "Walters Cove" Second Sutor, as shown by Subdivision map recorded in Map Book 5, Page 41, in the Probate Office of Shelby County, Alabama.

Subject to: Restrictive covenants and conditions files for record on June 19, 1967, in Deed Book 248, Page 750, in the Probate Office of Shelby County, Alabama; Transmission Line permit to Alabama Power Company dated March 19, 1913, recorded in Deed Book 42, Page 98, in the said Probate Office; Subject to the flooding rights of Alabama Power Company, if any; Building setback line as shown by subdivision map in said Probate Office.

STATE OF ALA. SHELBY CO.
INSTRUMENT WAS FILED
Deed Tax: .50
1967 APR 19 11:11:11
U.C. FILE NUMBER OR
REC. EX. 2 PAGE AS SHOWN ABOVE
Deed Book 248
Page 750

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 16th day of April, 1969.

WITNESSES:

(Seal)

C. T. Walters
(C. T. Walters)

(Seal)

(Seal)

Madge F. Walters
(Gladys F. Walters)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. T. Walters and wife, Gladys F. Walters 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 name bears date.

Given under my hand and official seal this 16th day of April, A. D., 1969.

Margaret Scruggs
Notary Public.

657
257
657