

This instrument was prepared by

(Name) Robert E. Paden, Attorney

(Address) 1821-A Third Avenue, Bessemer, Alabama

Form 1-1-6 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 Two Thousand One Hundred and no/100 (\$2,100.00) - - - - - DOLLARS and the assumption of the hereinafter referred to mortgage to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ross Dalton Little, Jr., and wife, Peggy Jean Little, (herein referred to as grantors) do grant, bargain, sell and convey unto James M. Powers and wife, Barbara T. Powers, (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 15, in Block 2, according to the survey of the First Addition to Fall Acres Subdivision, in Map Book 4, Page 77, in the Office of the Judge of Probate of Shelby County, Alabama. Subject to easements and rights of ways and restrictions of record.

As a part of the consideration for this conveyance, the grantees herein assume and agree to pay that certain indebtedness that is secured by a mortgage from the grantors herein to Engel Mortgage Company, Inc., as the same appears on record in Mortgage Book 309 at Page 927, the said indebtedness and mortgage being assigned and transferred to the New York Bank for Savings in Deed Book 256 at Page 572, in the Office of the Judge of Probate of Shelby County Alabama.

STATE OF ALA. SHELBY CO.
INSTRUMENT WAS FILED
JUN-7 AM 9:35
RECORDED
JUN-7 AM 9:35
JUDGE OF PROBATE

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 5TH day of JUNE, 1969.

WITNESS:

(Seal)

(Seal)

(Seal)

Ross Dalton Little, Jr. (Seal)
Peggy Jean Little (Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, JAMES W. LATTA, a Notary Public in and for said County, in said State, hereby certify that Ross Dalton Little, Jr., and wife, Peggy Jean Little whose name s 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 5TH day of JUNE A. D., 1969.

STATE AT LARGE

Notary Public.

My Commission Expires July 1973

BOOK 258 PAGE 223