

This instrument was prepared by

(Name) R. Watson Kinney

(Address) 2115 8th Avenue South, Birmingham, Alabama 35233

Form 1-15 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three thousand eight hundred fifty dollars and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Tyrus R. Acton and wife, Martha M. Acton

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

Leonard Hultquist, II, and wife Mary Frances Hultquist

(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 9, according to the Survey of Second Addition to Spring Garden Estates, as the same is recorded in Map Book 5, Page 12, in the Probate Office of Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
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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 and(s) and seal(s), this 17th day of June, 1969.

WITNESS:

(Seal)

(Seal)

(Seal)

Tyrus R. Acton (Seal)
Tyrus R. Acton

Martha M. Acton (Seal)
and wife, Martha M. Acton

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, R. Watson Kinney, a Notary Public in and for said County, in said State, hereby certify that Tyrus R. Acton and wife Martha M. Acton whose name 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 17th day of June, A. D., 1969.

G. H. Kinney
Notary Public.

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