

This instrument was prepared by

648

(Name) WALLACE & ELLIS, Attorneys

(Address) Columbiana, Alabama

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, FOUR HUNDRED AND NO/100 DOLLARS plus the assumption of the hereinafter described mortgage

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

Charles Edwin Rowe and wife, Barbara B. Rowe

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

Tinker Wells McCardle and Mary Smith McCardle

(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 in Block 8 according to Map of "Navajo Hills" First Sector as recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, page 18.

As a part of the consideration herefor grantees assume and agree to pay as the same becomes due that certain mortgage to Home Federal Savings and Loan Association recorded in Mortgage Book 312, page 391, which mortgage is in the approximate amount of \$17,100.00.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Filed Oct 3.50
1969 NOV 26 PM 11:01
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conveyed by
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 26 day of November, 1969.

WITNESS:

(Seal)

(Seal)

(Seal)

Charles E Rowe (Seal)

Barbara B Rowe (Seal)

(Seal)

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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 Edwin Rowe and wife, Barbara B. Rowe 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 26 day of November, A. D., 1969.

Tinker Wells McCardle
Notary Public.