

This instrument was prepared by

3309

(Name) Manly Yeilding

(Address) 927 Brown-Marx Building, Birmingham, Alabama 35203

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 }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eight Hundred DOLLARS

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

Imogene C. Rogers and husband, J. F. Rogers

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

Robert W. Tucker, Jr. and Laura A. Tucker

(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:

That part of the N 1/2 of SW 1/4 of NE 1/4 of Section 26, Township 21 South, Range 3 West, being the South 521 feet lying West of old Montevallo-Ashville Road, and East of new Siluria-Montevallo right of way, said right of way having been acquired by Shelby County in 1946.

Subject to easements and restrictions of record and to rights, if any, of Alabama Power Company.

REC. EX. & FILED AS SHOWN ABOVE
1970 JAN 25 PM 1:43
Notary Seal 1.00

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 6th day of January, 1970.

WITNESS:

BOOK 262 PAGE 486

.....(Seal) Imogene C. Rogers (Seal)
.....(Seal) J. F. Rogers (Seal)
.....(Seal)

General Acknowledgment

I, Manly Yeilding, a Notary Public in and for said County, in said State, hereby certify that Imogene C. Rogers and husband, J. F. Rogers 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 6th day of January, A. D., 1970

Manly Yeilding
Notary Public.

