

This instrument was prepared by

(Name) **Warren G. Findley**

(Address) **Calera, Alabama (Findley Realty Co)**

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 **Twenty-three thousand and five hundred and no/100---** DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
**James H. Hughes and wife, Nettie L. Hughes**

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

**Carl Prichard and wife, Erma Ruth Prichard**

(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:

**Lots 5 and 6 in Block 75, according to J.H. Dunstan's Map of the Town of Calera, Alabama.**

As a part of the consideration of this conveyance grantees assume and agree to pay as the same becomes due that certain mortgage in favor of Jefferson Federal Savings and Loan Association, the principal balance thereon being approximately \$15,048.12.

STATE OF ALA. SHELBY CO.  
CERTIFY THIS INSTRUMENT WAS FILED  
1970 JUN 29 AM 8:46  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Don't pay  
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 **27th** day of **June**, 19**70**.

**James H. Hughes** (Seal)

**Nettie L. Hughes** (Seal)

(Seal)

STATE OF ALABAMA  
**Shelby** COUNTY

General Acknowledgment

I, **Warren G. Findley**, a Notary Public in and for said County, in said State, hereby certify that **James H. Hughes and wife, Nettie L. Hughes** 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 **27th** day of **June**, 19**70**.

Given under my hand and official seal this **27th** day of **June**, A. D., 19**70**.

My commission expires **11-25-71**

**Warren G. Findley**

Notary Public.