

This instrument was prepared by

(Name) Jack E. Propst, Attorney at Law

(Address) 1532 - 2121 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

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five thousand and NO/100 (\$5,000.00)-----DOLLARS and the assumption of that certain mortgage described herein below

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

Joe W. Ruffner and Emily G. Ruffner

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

Glenn D. Lucas and wife, Lois H. Lucas

(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 21 according to Hubbard and Givhan's Subdivision of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 21, Township 22 South, Range 3 West, according to map as recorded in Probate Office of Shelby County, Alabama, in Map Book 3 on page 128.

As further and additional consideration for the herein conveyance, the herein-named Grantees assume and agree to pay the balance of that certain mortgage held by Liberty National Life Insurance Company, recorded in Volume 305, Page 331, in the Probate Office of Shelby County, Alabama, the current balance of which is approximately \$14,881.70.

STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
1970 JUL 24 11:07
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Clerk of Probate
JUDIC. CLERK 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 we (we) do for ourselves (ourselves) and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we (we) have a good right to sell and convey the same as aforesaid; that we (we) will and 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 day of 1970.

WITNESS:

Carolyn M. Reid (Seal)

(Seal)

Carolyn M. Reid (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Notary Public in and for said County, in said State, hereby certify that Joe W. Ruffner and Emily G. Ruffner 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of July, A. D., 1970.

Notary Public.

BOOK 263 PAGE 224