

3470A

This instrument was prepared by

(Name) Amy Duckworth, c/o Stapleton Realty Company, Inc.

(Address) 1206 South 20th Street, Birmingham, Alabama 35203

Form 1-1-6 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 Thirty-Two Thousand Five Hundred and 00/100 DOLLARS And Assumption of Mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Harold Ritchie McBride and wife, Geneva Kelly McBride

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

Allen C. Young and wife Marguerite E. Young

(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:

The West Half of the Southeast Quarter and the South Half of the Southwest Quarter of Section 16, in Township 20 South, Range 2 West, in Shelby County, Alabama.

The within named Grantees hereby agree to assume and pay the unpaid balance of \$31,500.00 on that certain mortgage to Brooks H. Bishop and Annie Belle Bishop, in Volume 311, page 794.

Subject to: Easement to Alabama Power Company in Volume 217, page 83, in said Probate Office.

Easement to Plantation Pipe Line Company in Volume 254, page 325, in said Probate Office.

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 X(we) do for XXXX(ourselves) and for XX(our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that DXXX(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that X(we) have a good right to sell and convey the same as aforesaid; that X(we) will and XX(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 31st day of July, 1971

WITNESS:

Witness signatures: J. H. Wiley (Seal)

Witness signatures: Harold Ritchie McBride (Seal), Geneva Kelly McBride (Seal)

STATE OF ALABAMA Jefferson COUNTY

General Acknowledgment

Norma F. Brehmer

Notary Public in and for said County, in said State, hereby certify that Harold Ritchie McBride, husband of Geneva Kelly McBride

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day; that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of June

A. D. 1970

BOOK 203

My Commission expires: 10-11-70

Notary Public signature: Norma F. Brehmer

Dominick, Fletcher, Yeilding & Dominick
927 Brown-Hill & Alley
Birmingham, Alabama 35203
RETURN TO

Harold Ritchie McBride and wife.

Geneva Kelly McBride

TO

Allen C. Young and wife.

Marguerite E. Young

WARRANTY DEED

**JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR**

32,100
1.43
22.75

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

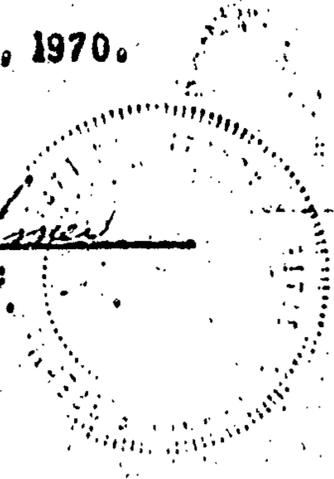
General Acknowledgment

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Norma F. Brehmer, a Notary Public in and for said County, in said State hereby certify that Geneva Kelly McBride, wife of Harold Ritchie McBride, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of JULY, A.C., 1970.

Norma F. Brehmer
Notary Public



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Rec'd 32.52
1970 AUG 11 AM 11:17
D.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Carol M. Brehmer
JUDGE OF PROBATE