

This instrument was prepared by

(Name).....

(Address).....

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 dollars and the assumption of that certain ~~XXXXXX~~
mortgage hereinbelow referred to

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
John Carman Palmer and wife Ruby A. Palmer

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

Wilbur A. Wallace and wife Naomi H. Wallace

(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 Alabaster, Shelby County, Alabama to-wit:

Lot No. 13, according to McMillen's Survey of part of N½ of NW¼ of Section 2, Township 21 South, Range 3 West, as recorded in Map Book 3, Page 149, in the Probate Office of Shelby County, Alabama

As part of the consideration herein the grantee herein agrees to assume and pay in the manner prescribed the unpaid balance of that certain mortgage to Jefferson Federal Savings and Loan Association recorded on the Probate Office Shelby County, Ala. in Mtg. Book 273 page 805 filed for record on August 31, 1961

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1570 OCT 14 PM 3:12
Deed Book 3.00
J.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cons. of Probate
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 29th day of August, 1970.

WITNESS:

.....(Seal)
.....(Seal)
.....(Seal)

John C Palmer (Seal)
Ruby A Palmer (Seal)

360
STATE OF ALABAMA }
COUNTY }

General Acknowledgment

Robert D. Moore

....., a Notary Public in and for said County, in said State,
hereby certify that John Carmen Palmer and wife Ruby A. Palmer

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 day the same bears date.

Given under my hand and official seal this 29th day of August, A. D., 1970

Robert D. Moore
Notary Public.
My Commission Expires October 10, 1973