

This instrument was prepared by

(Name) JIM McCLAIN REALTY CO., INC.

(Address) 2824 Linden Avenue, Birmingham, Alabama 35209

Form 1-15 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-EIGHT THOUSAND FIVE HUNDRED (28,500.00)-----DOLLARS

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

CARLOS H. JOHNSON AND FRANCES ELAINE JOHNSON

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

ERNEST E. DUKE AND SANDRA J. DUKE

(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 3 Block 3 according to Indian Valley, First Sector as recorded in Map Book 5, page 43 in the Probate Office of Shelby County, Alabama.

Taxes due in the year 1971 which are a lien but not due and payable until October 1st, 1971.

Easement and building line as shown by recorded map.

Restrictions contained in Volume 258, page 257, in the Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company recorded in Volume 102, page 55; Volume 111, page 266; Volume 119, page 297; Volume 129, page 565 and Volume 102, page 53, in said Probate Office.

Easement to Alabama Power Company by Tennessee Coal Iron and Railroad Company dated 11/27/36.

Mineral and mining rights and rights incident thereto recorded in Volume 181, page 385, in said Probate Office.



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Shelby Cnty Judge of Probate, AL  
02/17/1971 12:00:00 AM FILED/CERT

STATE OF ALABAMA  
JAN 17 1971  
RECEIVED  
COUNTY CLERK  
SHELBY COUNTY  
JAN 17 1971  
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 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, have hereunto set hand(s) and seal(s), this day of 19

WITNESS:

(Seal)

(Seal)

(Seal)

Cal H. Johnson (Seal)  
Frances Elaine Johnson (Seal)

General Acknowledgment

STATE OF ALABAMA

Jefferson COUNTY

James J. McClain, a Notary Public in and for said County, in said State, hereby certify that Carlos H. & Frances Elaine Johnson

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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of February A. D., 1971

Notary Public.