

This instrument was prepared by

(Name) Anthony L. Cicio

(Address) 1316 - 2121 Building

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 Sixty Thousand (60,000) DOLLARS

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

Edward J. Marino and wife, Marie Ann Marino

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

James R. Tippins and Kay E. Tippins

(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:

A parcel of land situated in the northwest 1/4 of the Southeast 1/4 of Section 21, Township 19 South, Range 2 West, being more particularly described as follows: Commence at the north-east corner of said 1/4-1/4 section; thence in a southerly direction along the east line of said 1/4-1/4 section for a distance of 330.93 feet to the point of beginning; thence continue along the east line of said 1/4-1/4 section in a southerly direction for a distance of 330.94 feet to the northeast corner of Lot 34 of the survey of Brookstone Estates, Third Sector, as recorded in Map Book 4, Page 53, in the Office of the Judge of Probate Shelby County, Alabama; thence 92°32' in Westerly direction along North line of Brookstone Estates, Third Sector 795.54 feet to the Northwest corner of Lot 32 of survey, thence 87°24' and in Northerly direction 330.03 feet; thence 92°32' and Easterly 795.88 feet to point of beginning.

The PURCHASE of the real property is being financed with the proceeds of a \$22,000.00 mortgage to the Jefferson Federal Savings and Loan Association closed simultaneously herewith.

SUBJECT TO:

1. Taxes due in the year 1971 which are a lien but not due and payable until October 1, 1971.
2. Easements appearing of record.
3. Restrictions contained in Volume 249, page 924, amended by Volume 251, page 618 and Volume 251, Page 930, in the Probate Office of Shelby County, Alabama.

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 ~~XXX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXX~~ (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 ~~XXX~~ (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 5 day of March, 1971

STATE OF ALA. SHELBY CO.
TO CERTIFY THIS
INSTRUMENT WAS
FILED
1971 MAR -7 PM 4:10
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OF
Cons. J. M. R. R.
JUDGE OF PROBATE

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edward J. Marino and wife, Marie Ann Marino 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day of March, A. D. 1971



19710307000008740 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/07/1971 12:00:00 AM FILED/CERT

Notary Public.