

FHA-AL-427-4  
(3-26-69)


2194  
11,000  
(Warranty Deed Jointly for Life with Remainder to Survivor)

WARRANTY DEED

THIS INDENTURE, made this 22 day of March, 1971, between  
Donald L. Hughes, an unmarried man  
of Shelby County, State of Alabama, party (ies) of the  
first part, and Wayne P. Ellison and wife, Bertie L. Ellison  
of Shelby County, State of Alabama, parties of the second part;

WITNESSETH: That the said party (ies) of the first part, for and in considera-  
tion of the sum of One Dollar (\$1.00) to him in hand paid by the said  
parties of the second part, and for other good and valuable considerations,  
the receipt whereof is hereby acknowledged, has (have) granted, bargained,  
sold and conveyed and by these presents does (do) grant, bargain, sell and  
convey unto the said parties of the second part, as joint tenants with the  
right of survivorship, the following described land, lying and being in the  
County of Shelby, State of Alabama, to-wit:

The E $\frac{1}{2}$  of SW $\frac{1}{4}$  of Section 32, Township 21, Range 1 West, situated in Shelby  
County, Alabama.

  
19710323000010880 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
03/23/1971 12:00:00 AM FILED/CERT

The above-described land is subject to the following:

1. That certain mortgage to the United States of America executed by  
Donald L. Hughes and Leila D. Hughes  
dated the 17th day of November, 1967, and recorded in Mortgage  
Book 307, at Page 534, in the Office of the Judge of Probate of  
Shelby County, Alabama:

2.

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and the said parties of the second part, by separate agreement executed as of the date hereof, assume liability for and agree to pay, as part of the consideration of this conveyance, all or a certain specified portion of the indebtedness secured by said mortgage(s).

TO HAVE AND TO HOLD to said parties of the second part, 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 the said party(ies) of the first part does (do) for himself and for his heirs, executors, administrators and assigns covenant with the parties of the second part and with the heirs, executors, administrators and assigns of said parties and of the survivor of them that he is (are) lawfully seized in fee simple of said premises; that the premises are free from all encumbrances except as hereinbefore set forth; that he has (have) a good right to sell and convey the same as aforesaid; that he will, and his heirs, executors, administrators and assigns shall warrant and defend the same to the said parties of the second part and to the heirs, executors, administrators and assigns of said parties and of the survivor of them forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said party(ies) of the first part has (have) hereunto set my hand(s) and seal(s), the day and year first above written.

Donald L. Hughes (LS)



19710323000010880 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
03/23/1971 12:00:00 AM FILED/CERT

STATE OF ALABAMA )

COUNTY OF SHELBY )

STATE OF ALA. SHELBY CO.  
NOTARY PUBLIC  
DONALD L. HUGHES  
MAR 23 PM 3:16  
U.C. FILE NUMBER 1971-0323000010880  
REC. BK. & FILE AS SHOWN

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Donald L. Hughes and whose name(s) is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on 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 seal this 22 day of March, 19 71.

(SEAL)

Lance Brasher  
Notary Public

My Commission Expires: 1/2/73

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