

39
as.

See 317-66

This instrument was prepared by

(Name) John C. Hensley

(Address) 524 North 21st St., B'ham, Alabama

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighteen Thousand Two Hundred and NO/100 DOLLARS

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

O. J. Sellers and wife, Yvonne Sellers

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

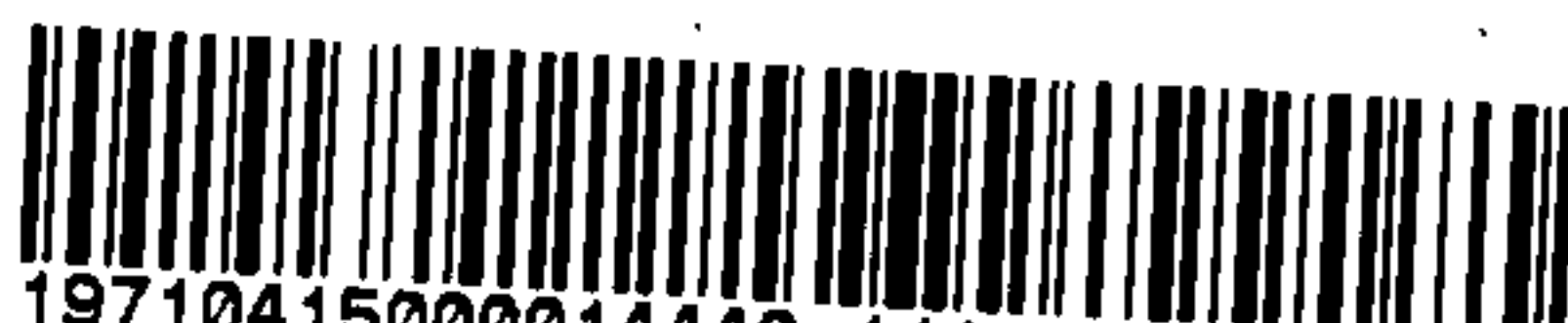
Eugene L. Marshall and wife, Georgia Marshall

(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 - Jefferson County, Alabama to-wit:

Lot 7, in Block 2, Oak Mountain Estates, according to Map as recorded in Map Book 5, on Page 57, in the Probate Office of Shelby County, Alabama.

(\$18,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith)



19710415000014440 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/15/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
ENTERED THIS
INSTRUMENT WAS FILED
1971 APR 14 PM 3:28
U.C. FILE NUMBER 02
REC. BK. & PAGE AS SHOWN ABOVE
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, we have hereunto set our hand(s) and seal(s), this 7th day of April, 1971.

WITNESS:

(Seal)

(Seal)

(Seal)

O. J. Sellers (Seal)

(Seal)

Yvonne Sellers (Seal)

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, hereby certify that O. J. Sellers and wife, Yvonne Sellers 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 7th day of April, A. D., 1971.

John C. Hensley Notary Public.

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