

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

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 twenty-nine thousand and twenty and 57/100's DOLLARS

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

Chester H. Bigger and wife, Belle P. Bigger

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

Nolan Lester Hardin and wife, Margie Woodall Hardin

(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 10 according to First Addition to Indian Highlands, as shown by map recorded in Map Book 5, page 6 in the Probate Office of Shelby County, Alabama.

Subject to Restrictive Covenants as shown in Deed Book 236 at page 898, Office of Judge of Probate of Shelby County, Alabama, building set back line, and utilities easement, as shown on Subdivision Map recorded in Map Book 5 at page 6 in said Probate Office, and agreement with Alabama Power Company as shown in Deed Book 242 at page 791 in said Probate Office.

Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain mortgage made by Belle P. Bigger and husband, Chester H. Bigger, to First Mortgage Company, Inc., which mortgage is recorded in the Office of the Judge of Probate Court of Shelby County, Alabama, in mortgage record volume 302, page 712, and which was subsequently transferred and assigned to The Volunteer State Life Insurance Company as shown by document recorded in Deed Book 244 at page 533 in said Probate. And for the same consideration Grantees herein hereby assume the obligations of Belle P. Bigger and Chester H. Bigger under the terms of the instruments and VA Regulations authorizing creating, and securing the loan to indemnify the VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

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 1st

day of June, 1971.

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
REC. EX. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
1971 JUN - 1 AM 10:32
1444
WITNESSES
STATE OF ALABAMA
SHELBY COUNTY
INSTRUMENT WASS
89
BOOK 268
PAGE 1

Chester H. Bigger (Seal)
Belle P. Bigger (Seal)

General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chester H. Bigger and wife, Belle P. Bigger 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of June, A. D., 1971.

Notary Public.