

16.45

This instrument was prepared by

(Name).....

(Address).....

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 Fifteen Thousand Dollars DOLLARS

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

Doctor Samuel Fischer III and Sue Goodwin Fischer

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

John L. Shumate and Katherine McCormick Shumate

(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 2-A according to the map and survey of Lake Wehapa as recorded in map book 4, page 62 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, and set-back lines, rights of way, limitations, if any, of record.



19711123000050060 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
11/23/1971 12:00:00 AM FILED/CERT

U.C.C. FILE NUMBER CP  
REC. BK. & PAGE NO. SHOWN ABOVE  
11/23/71 23 AM 9:06  
JUDGE OF PROBATE  
CONFIRMED  
INSTRUMENT WAS FILED  
IN THE CLERK'S OFFICE  
OF THE COUNTY OF SHELBY  
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 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 18th day of April, 1970.

WITNESS:

..... (Seal)

..... (Seal)

..... (Seal)

STATE OF ALABAMA

Jefferson

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that the individuals named above 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 18th day of April, A. D., 1970.

Mary Harrell

Notary Public.

BOOK 271 PAGE 190