

This instrument was prepared by

(Name) Louis Fleisher

(Address) 516 Brown Marx Building, Birmingham, Alabama

Form 1-1-6 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the execution and delivery of a purchase money mortgage even date herewith in the principal amount of 11,700.00-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Iva Nora Arthur and husband G. M. Arthur

(herein referred to as grantors) do grant, bargain, sell and convey unto Daniel E. McFadden and Lorene M. McFadden

(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 County, Alabama to-wit:

The W 1/2 of the NE 1/4 of the SW 1/4 of Section 7, Township 20 South, Range 1 East.

Also the N 1/2 of the NW 1/4 of the SW 1/4, of Section 7, Township 20 South, Range 1 East.

Subject to line permits to Alabama Power Company recorded in Deed Book 131 at pages 481 and 482, in the Probate Office of Shelby County, Alabama, insofar as said line permits affect the above described property.

Subject to Ad Valorem taxes for the current tax year.

The property herein conveyed is subject to a first mortgage made by the grantor, Iva Nora Arthur, to Fred A. Tatum, dated November 1, 1971, in the principal amount of \$20,000.00, and said grantor, Iva Nora Arthur, shall pay the entire indebtedness secured by said first mortgage in full in accordance with the terms thereof.



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Shelby Cnty Judge of Probate, AL
11/24/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
INSTRUMENT WAS FILED
1971 NOV 24 AM 10:43
REC. FILE NUMBER OR
PAGE AS SHOWN ABOVE
JUDGE 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 23 day of November, 1971

WITNESS:

(Seal)
(Seal)
(Seal)

Iva Nora Arthur (Seal)
Iva Nora Arthur
G. M. Arthur (Seal)
(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned authority, hereby certify that Iva Nora Arthur and her husband, G. M. Arthur, 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 23 day of November, A. D., 1971

Notary Public

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