

8728 See MH 322-213

This instrument was prepared by

(Name) William A. Jackson

(Address) 620 North 22nd Street, Birmingham, Alabama

1972042000021110 1/1 \$ 00  
Shelby Cnty Judge of Probate, AL  
04/20/1972 12:00:00 AM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventeen Thousand Six Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Walter D. Abbott and wife, Agnes M. Abbott (herein referred to as grantors) do grant, bargain, sell and convey unto

Johnny Earl Anderson and Beatrice T. Anderson (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:

Lots 1 and 2, Block 1, according to Wilmont Gardens, as recorded in Map Book 4, page 6, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

\$17,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1972 APR 20 AM 8:56  
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE  
Conrad M. Abbott  
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 (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 17 day of April, 1972.

WITNESS:

..... (Seal)  
..... (Seal)  
..... (Seal)

Walter D. Abbott (Seal)  
Walter D. Abbott  
Agnes M. Abbott (Seal)  
Agnes M. Abbott  
..... (Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Walter D. Abbott and wife, Agnes M. Abbott 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 17 day of April, A. D., 1972.

[Signature]  
Notary Public.

BOOK PAGE 273