

This instrument was prepared by

(Name) Grace Cardwell

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Shelby Cnty Judge of Probate, AL
05/02/1972 12:00:00 AM FILED/CERT

(Address) 1612 Jackson Blv'd, Tarrant, Alabama

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 Four Thousand Two Hundred Two Hundred Fifty & 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
J.D. Ballard, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto
R.C. Game and wife Gladys M. Game

(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 16 and 17 according to map of Smith's Camp, in E $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 7, Township 21 South, Range 2 East Shelby County, Alabama. Said map being recorded in the Probate Office of Shelby County, Alabama in Map Book 3, page 122.

Mineral and mining rights reserved.

(The above property shall not be used for business purposes, and this covenant shall run with the land.

Austin R. Ballard, one of the Grantees, in a former deed died October 13, 1970, deed recorded in Book 202 page 526 in said Probate Office.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1972 MAY - 2 PM 12:30
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABG
Candice M. Smith
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, I have hereunto set my hand(s) and seal(s), this 28th day of April, 1972.

WITNESS:

(Seal)

J.D. Ballard

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

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General Acknowledgment

STATE OF ALABAMA

Jefferson COUNTY

Grace Cardwell, a Notary Public in and for said County, in said State, hereby certify that J.D. Ballard, an unmarried Man,

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of April, A. D., 1972.

Grace Cardwell

Notary Public.