

This instrument was prepared by

(Name) WALLACE & ELLIS, Attorneys

(Address) Columbiana, Alabama 35051

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-FIVE THOUSAND DOLLARS plus other good and valuable consideration

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

James A. Parker and wife, Nell Hunter Parker
(herein referred to as grantors) do grant, bargain, sell and convey unto

Karl G. Zeitz and wife, Betty A. Zeitz
(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:

The S $\frac{1}{2}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 16, Township 22 South, Range 1 West.
The S $\frac{1}{2}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 17, Township 22 South, Range 1 West.
Fraction "A" being NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 20, Township 22 South, Range 1 West.
Fractions "C" and "D" being N $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 21, Township 22 South, Range 1 West.
Excepting Railroad Right of way, if same crosses property under examination.

\$40,000.00 of the purchase price \$65000.00 was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1972 MAY -4 AM 8:25

U.C.C. FILE NUMBER OR
REC. EX. & PAGE AS SHOWN ABOVE

Comptroller

HOUSE OF REPRESENTATIVES



19720504000023680 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/04/1972 12:00:00 AM FILED/CERT

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 3rd day of May, 1972.

WITNESS:

(Seal)

(Seal)

(Seal)

James A. Parker (Seal)
(James A. Parker)
Nell Hunter Parker (Seal)
(Nell Hunter Parker)

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, hereby certify that James A. Parker and wife, Nell Hunter Parker 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 3rd day of May, A. D., 1972.

Billy Hunt

Notary Public.

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