

This instrument was prepared by

(Name) Wallace and Ellis, Attorneys ⁹¹⁸¹

(Address) Columbiana, 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 }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE THOUSAND FIVE HUNDRED (\$3,500.00) PLUS ASSUMPTION OF MORTGAGE DESCRIBED BELOW DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Roger Clayton and wife, Rose Marie Clayton

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

O. J. Strong and wife, Genetta L. Strong

(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 No. 16 in Sector Two of Fall Acres Subdivision, situated in and being a part of the Southeast Quarter of the Northeast Quarter of Section 3, Township 21 South, Range 3 West, Shelby County, Alabama, which map is recorded in Map Book 5, page 16, in said Probate Office.

Subject to easements and rights of way of record.

As a part of the consideration herefor the grantees herein assume and agree to pay as the same becomes due that certain mortgage in favor of Robinson Mortgage Company, Inc., recorded in Mortgage Book 314, page 871, assigned to City Federal Savings & Loan Association by assignment recorded in Deed Book 264, page 183, in the Probate Records of Shelby County, Alabama.



19720508000024240 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/08/1972 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED
1972 MAY - 8 PM 1:25
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Conceded by J. J. 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 day of April, 1972.

WITNESS:

[Signature] (Seal)

[Signature] (Seal)
Roger Clayton

..... (Seal)

..... (Seal)
Rose Marie Clayton

..... (Seal)

[Signature] (Seal)
Rose Marie Clayton

General Acknowledgment

STATE OF ALABAMA }
SHELBY COUNTY }

the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roger Clayton and wife, Rose Marie Clayton 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 26 day of April, A. D., 1972.

[Signature]
Notary Public.

Comm. Exp. - 3-10-73

BOOK 274 PAGE 2331