

This instrument recorded by

(Name) James J. Odom, Jr.

(Address) 620 North 22nd Street, Birmingham, 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 Forty-two Thousand and no/100----- DOLLARS

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

Mary K. Boice, a widow

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

Gerald R. Eger and Jacqueline E. Eger

(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:

Commence at the NE corner of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 24, Township 21 South, Range 1 West, thence run west along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 1016.40 feet; thence turn an angle of 90 deg. 00' to the left and run a distance of 396.00 feet to the point of beginning; thence continue in the same direction a distance of 132.00 feet; thence turn an angle of 90 Deg. 00' to the right and run a distance of 150.00 feet; thence turn an angle of 90deg. 00' to the right and run a distance of 132.00 feet; thence turn an angle of 90 deg. 00' to the right and run a distance of 150.00 feet to the point of beginning. Situated in the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama.

Subject to easements and restrictions of record.

\$32,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

19720706000033300 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
07/06/1972 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 X(we) do for ~~XXXX~~(ourselves) and for ~~XX~~(our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXX~~(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that X(we) have a good right to sell and convey the same as aforesaid; that X(we) will and ~~XX~~(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 July day of July, 19 72

WITNESS:

(Seal)

Mary K. Boice

(Seal)

(Seal)

(Seal)

(Seal)

(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 Mary K. Boice, a widow woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3d day of July, A. D., 19 72

Notary Public.