

This instrument was prepared by

(Name) RICHARD W. BELL, Swatek & Bell, Attorneys at Law,

(Address) Route 1, B.M.K. Building, Alabaster, Alabama 35007

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS FILE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of 11,376.00 DOLLARS

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

Hollis Newt Walker and wife, Laverne Walker,
(herein referred to as grantors) do grant, bargain, sell and convey unto

James A. Chance and wife, Bessie Lee Chance,
(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 12 in Block 1 according to Survey of Pelham Estates as recorded in Map Book 3 page 57 in the Office of the Judge of Probate of Shelby County, Alabama.

19721218000061570 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/18/1972 12:00:00 AM FILED/CERT

SUBJECT TO:

1. Taxes due and payable October 1, 1973.
2. Easements and restrictions of record.

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1972 DEC 18 PM 2:21
REC. BK. & PAGE AS SHOWN ABOVE
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, 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 11 day of December, 1972.

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

Hollis Newt Walker (Seal)

Laverne Walker (Seal)

_____(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hollis Newt Walker and wife, Laverne Walker, 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 11 day of December, A. D., 1972.

Mary Alice Havel
Notary Public.