

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiana, Alabama



19730116000002130 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/16/1973 12:00:00 AM FILED/CERT

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 and no/100----- DOLLARS and the assumption of the unpaid balance due on that certain mortgage to Robinson Mortgage Compa. Inc. dated November 23, 1971, recorded Mortgage Book 320 page 109 in Probate Office. to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Johnnie R. Lenning, a widow (Bobby J. Lenning died on Feb. 28, 1972)

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

Michael D. Beck and Cassandra J. Beck

(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 15 Kenton Brant Nickerson subdivision as shown on map recorded in Map Book 5 page 53 in Probate Office of Shelby County, Alabama.

Subject to restrictive covenants shown on the plat of said subdivision.

STATE OF ALABAMA, SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
Beck Feb 4:00
1973 JAN 16 PM 3:26
U.C.C. FILE NUMBER 07
REC. BK. & PAGE NO. SHOWN ABOVE
Cassidy
JAN 17 1973

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 12th day of January, 1973.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Johnnie R. Lenning (Seal)
Johnnie R. Lenning (Seal)
_____(Seal)
_____(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

_____, a Notary Public in and for said County, in said State, hereby certify that Johnnie R. Lenning, a widow 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 12 day of January, A. D., 1973

Kathryn M. Thomas
Notary Public.
My Commission Expires October 1, 1975