

This instrument was prepared by

(Name) Calvin B. Watts

Jefferson Land Title Service Co., Inc.

(Address) 3300 Montgomery Hwy., Birmingham, Ala.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED. JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

See Mtg 328-281

That in consideration of Four Thousand Eight Hundred and no/100 (\$4,800.00) DOLLARS

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

John Furcron, a single man

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

Gerald C. Coon and wife, Doris Coon

(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 3- A-containing 4 acres more or less according to L. E. Shaw Survey and map of certain lands situated in the Southeast Quarter of the Northeast Quarter, Section 19, Township 22, South, Range 3 West which said map is on file in the office of the Probate Judge of Shelby County, Alabama, in Map record 3-Page 49.

Four Thousand Dollars (\$4,000.00) of the above recited purchase price being paid by a purchase money mortgage executed simultaneously herewith.

Subject to easements and restrictions of record.



19730122000002830 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/22/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1973 JAN 22 AM 8:30
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Clerk 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, I have hereunto set my hand(s) and seal(s), this 18th day of January, 19 73.

WITNESS:

.....(Seal)

.....(Seal)

.....(Seal)

John Furcron (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 John Furcron, a single man 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of January, A. D., 19 73

Janice A. Watts
Notary Public.

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