

This instrument was prepared by

(Name) John C. Hensley

(Address) 524 North 21st St., B'ham, Alabama

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

19730123000003260 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/23/1973 12:00:00 AM FILED/CERT

That in consideration of Ten Thousand Two Hundred Twenty-Seven and NO/100 DOLLARS and the assumption of the first mortgage described herein below:

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

Lewis B. Beard Jr., and wife, Mary Nell Beard

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

Cleylan R. Ballard and wife, Eleanor Gault Ballard

(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 -Jefferson County, Alabama to-wit:

Lot 1, Block 11, of the First Addition to the Second Sector of Indian Hills, as recorded in Map Book 5, Page 7, in the Office of the Judge of Probate of Shelby County, Alabama.

The grantees herein assume and agree to pay the indebtedness secured by that certain first mortgage executed by the grantors in favor of Molton, Allen & Williams, Inc., as same is recorded in Real Volume 311, Page 140, in the Probate Office aforesaid. Said mortgage having a principal balance of approximately \$ 25,867.30.

BOOK 278 PAGE 283

STATE OF ALA. SHELBY CO.
1973 JAN 23 AM 8:45
REC'D. & PAGE AS SHOWN ABOVE
U.C. FILE NUMBER OR
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 15th day of January, 1973.

WITNESS:

(Seal)

Lewis B. Beard Jr.

(Seal)

(Seal)

(Seal)

(Seal)

Mary Nell Beard

(Seal)

MISSISSIPPI

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lewis B. Beard Jr., and wife, Mary Nell Beard 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 15th day of January, A. D., 1973.

Notary Public.

My Commission Expires Jan. 27, 1974