

19730130000004250 1/2 \$.00
Shelby Cnty Judge of Probate, AL
01/30/1973 12:00:00 AM FILED/CERT

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

See Mtg 328-438

That in consideration of Forty-Two Thousand Five Hundred and No/100----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is
acknowledged we, John F. Duke and wife, Patricia Ann Duke
(herein referred to as grantors) do grant, bargain, sell and convey unto

Edwin E. Matthews and wife, Jeannine H. Matthews

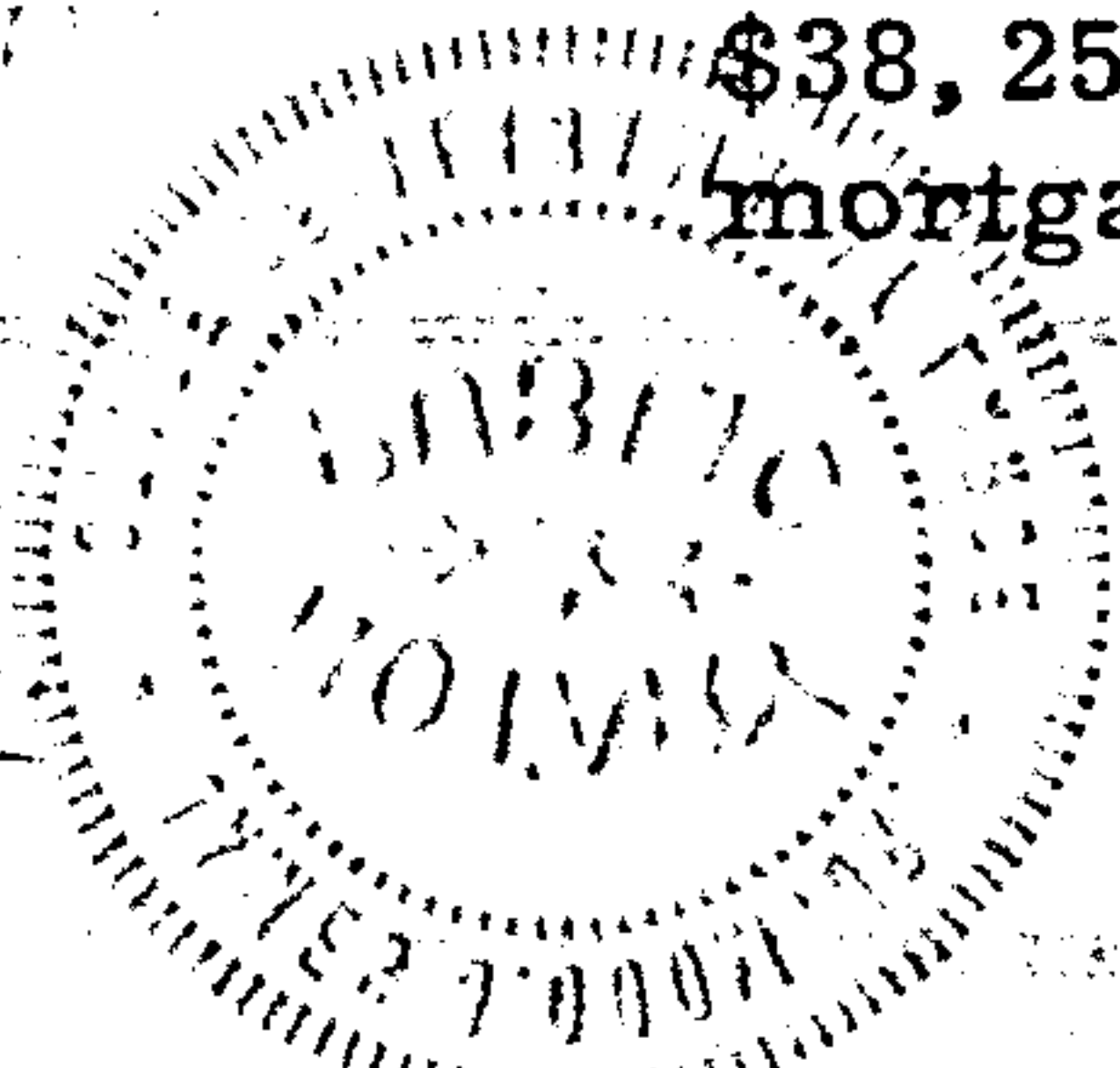
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then
to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the
following described real estate situated in Shelby County, Alabama to-wit:

Tract 23, according to the Survey of Chelsea Estates, as recorded
in Map Book 5, Page 61, in the Probate Office of Shelby County,
Alabama.

Subject to:

1. 50 foot building line from Liberty Road and a 10 foot easement along the west line of said lot.
2. Right of Way granted to Alabama Power Company by instrument recorded in Deed Volume 136, Page 308 and Deed Volume 133, Page 419.
3. Right of Way in favor of Alabama Power Company and Southern Bell Telephone & Telegraph Company by instrument recorded in Deed Volume 266, Page 229.

\$38,250.00 of the purchase price recited above was paid from a
mortgage loan closed simultaneously herewith.



BOOK 278
PAGE 378

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: except current ad valorem taxes and as set out
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 and seal, this 25th

day of January, 19 73.

WITNESS:

[Signature]

John F. Duke
John F. Duke
Patricia Ann Duke
Patricia Ann Duke

SHANNON, HARRISON, ODOM, ROBERTSON & JACKSON
620 North 22nd Street
Birmingham, Alabama 35203
RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

This form furnished by

ALABAMA TITLE COMPANY, INC.

Agents for

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street

Birmingham, Alabama 35203

LOUISVILLE TITLE INSURANCE
COMPANY

P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

4.50
2.15
6.65



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Shelby Cnty Judge of Probate, AL
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State of ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John F. Duke and wife, Patricia Ann Duke 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

day of January

A. D., 19 73.

Notary Public

General Acknowledgment

State of COUNTY

hereby certify that whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

day of

A. D., 19

Notary Public

Corporation Acknowledgment

State of COUNTY

I, a Notary Public in and for said County in said State, hereby certify that whose name as of a Corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand, this the

day of

19

Notary Public

628-379
PAGE 379
800

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1973 JAN 30 AM 9:06
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Correspondence
JUDGE OF PROBATE