

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,

28/6

That in consideration of One Thousand - - - - - (\$1,000.00) - - - - - and NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
J. C. Davis and wife, Maggie Davis

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

John I. Duke and wife, Dorothy Duke

(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:

Begin at the north line of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 3, Township 20, Range 1 West, at a point 330 feet east of the northwest corner of said forty acres; thence run along said forty acre line east 140 feet; thence South and perpendicular to said line 320 feet to the north line of a certain road; thence along said road in a westerly direction 140 feet; thence north and perpendicular to said forty acre line 320 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

19730205000005280 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/05/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
INSTRUMENT WAS FILED
1973 FEB -5 PM 12:51
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Clerk of Probate
JUDICIAL DEPARTMENT

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 5th day of February, 1973.

WITNESS:

(Seal)

J. C. Davis

(Seal)

(Seal)

Maggie Davis

(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 J. C. Davis and wife, Maggie Davis 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 5th day of February, A. D., 1973

John C. Hensley

Notary Public.

BOOK 278 PAGE 468