

This instrument was prepared by

(Name) James J. Odom, Jr.

(Address) 620 North 22nd Street - Birmingham, Alabama 35293

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

See mtg 328 - 805

That in consideration of Twenty-nine Thousand Nine Hundred and No/100----- DOLLARS

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

Barry C. Starcher and wife, Barbara J. Starcher
(herein referred to as grantors) do grant, bargain, sell and convey unto

Thomas E. Britton and wife, Ruth D. Britton

(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 SE corner of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Sec. 2, Township 21, Range 1 West and run thence Northerly along East boundary of said 40, 606 feet to SE corner of L. B. & Ann Riddle property; thence run West parallel with South boundary of said 40, to East right-of-way of the Columbiana-Chelsea Road, as now located, run thence Southerly along East line of said road to a point 216 feet North of intersection with the South boundary of said 40 to a point of beginning; from the point of beginning thus obtained continue along last described course, 216 feet to intersection with south boundary of said 40; run thence Easterly along South boundary of said 40, 236.5 feet; thence turn left and in a Northerly direction run a distance of 293.5 feet; thence turn left and run in a Westerly direction a distance of 264.5 feet to the point of beginning. Said tract situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, Township 21, Range 1 West. Situated in Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes for the current tax year, 1973.

\$26,900.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

19730207000005730 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/07/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA, SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1973 FEB - 7 PM 8:40
deed 300
U.C.C. FILED IN SHELBY CO.
REC. EX. & PROB. ADMIN. DIVISION
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, we have hereunto set our hand(s) and seal(s), this 17 day of January, 1973

WITNESS:

(Seal)
(Seal)
(Seal)

Barry C. Starcher (Seal)
Barry C. Starcher
Barbara J. Starcher (Seal)
Barbara J. Starcher (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 Barry C. Starcher, and wife Barbara J. Starcher 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 17 day of January, A. D., 1973

Robert D. Moore
Notary Public.