

This instrument prepared by:
Name: Dora Ellen P. Phillips
Address: P.O. Box 416, Pelham, Ala. 35124
LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

Sec Mtg 329-626

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

4038

That in consideration of Forty Four Thousand Five Hundred & No/100--(44,500.00) DOLLARS

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

Fred L. McDaniel and wife Eleanor W. McDaniel

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

William M. Tate and wife Lois B. Tate

(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 6 in Block 3, First Addition to Indian Hills, Second Sector,
as recorded in Map Book 5 on Page 7 in Probate Office of Shelby
County, Alabama.

\$40,000.00 of the purchase price
recited above was paid from mortgage
loan closed simultaneously herewith.



19730322000015840 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/22/1973 12:00:00 AM FILED/CERT

BOOK 279 PAGE 317

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
RECEIVED
MAR 22 1973 4:52
MAR 22 1973 9:33

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 20th day of March, 1973.

WITNESS:

Fred L. McDaniel

Eleanor W. McDaniel

(Seal) (Seal) (Seal) (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Fred L. McDaniel and wife Eleanor W. McDaniel, whose name 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 20th day of March, A. D., 1973.

Notary Public.