

This instrument was prepared by

(Name) Nancy Schilling

(Address) 2005 Valleydale Road Birmingham, Alabama 35244

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

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, *4484*

That in consideration of Four thousand and no/100 DOLLARS

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

**John T. Perkins and wife, Jacqueline R. Perkins**

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

**D. H. Praytor and wife, Rachel Praytor**

(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 7, according to the survey of Navajo West Sector of Navajo Hills, as recorded in Map Book 5 page 80 in the Office of the Judge of Probate of Shelby County, Alabama.

Grantee assumes unpaid balance of mortgage from John T. Perkins and wife, Jacqueline R. Perkins to Engel Mortgage Company Inc., dated 4<sup>th</sup> April 1972 and recorded in Mortgage Book 322 page 68 and assigned to Mortgage Guaranty Insurance Corporation by assignment dated 12<sup>th</sup> July 1972 and recorded in Misc. Book 1 page 770.

19730405000018340 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
04/05/1973 12:00:00 AM FILED/CERT

*April 5 1973 9:00 AM*  
*400*

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<sup>th</sup> day of March, 1973.

WITNESS:

*[Signature]* (Seal)  
*[Signature]* (Seal)  
..... (Seal)

*[Signature]* (Seal)  
*[Signature]* (Seal)  
..... (Seal)

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, Undersigned, a Notary Public in and for said County, in said State, hereby certify that John T. Perkins and wife, Jacqueline R. Perkins 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 who executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of March, A. D. 1973

Notary Public, Georgia, State at Large  
My Commission Expires Nov. 21, 1973.