

This instrument was prepared by

(Name) Drew W. Peterson, Rives, Peterson, Pettus, Conway & Burge

(Address) 1700 - 2121 Building, Birmingham, Alabama 35203

Form 1-1-5 Rev. 1-56

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-one Thousand Five Hundred and no/100 (\$31,500.00)----- DOLLARS

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

Warren C. Duke and wife, Patsy B. Duke,

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

James H. Maxwell and wife, Katherine W. Maxwell,

(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:

Lots 3 and 4, in Block 3, according to the Map and Survey of First Addition to Cedar Grove Estates, as recorded in Map Book 3, page 141, and as amended in Map Book 4, page 22, in the Probate Office of Shelby County, Alabama

Subject to the following:

- (a) Right of way in favor of Alabama Power Co. in Deed Book 103, page 54; Vol. 176, page 377 and Vol. 208, page 216.
- (b) Right of way in favor of Alabama Power Co. and Southern Bell Telephone and Telegraph Co. in Vol. 175, page 394.
- (c) Such state of facts as would be disclosed by an accurate survey and inspection of the premises.
- (d) Unfiled mechanic's and materialmen's liens.

\$28,350.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.



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Shelby Cnty Judge of Probate, AL
04/12/1973 12:00:00 AM FILED/CERT

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 ~~X~~ (we) do for ~~ourselves~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~xxx~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (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 10th day of April 1973.

WITNESS:

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON

April 12 1973 (Seal)

Warren C. Duke (Seal)

RECORDED & \$ MTG. TAX (Seal)

(Seal)

\$35 DEED TAX HAS BEEN PD. ON THIS INSTRUMENT (Seal)

Patsy B. Duke (Seal)

STATE OF ALABAMA

Jefferson COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Warren C. Duke and Patsy B. 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 10 day of April, A. D., 1973.

Drew W. Peterson

Notary Public.