

This instrument was prepared by

(Name).....Norman L. Collum.....

(Address) 3300 Montgomery Hwy., Birmingham, Ala.

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

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand Nine Hundred Ninety and no/100 DOLLARS

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

Richard A. Wood and wife, Rebecca E. Wood
(herein referred to as grantors) do grant, bargain, sell and convey unto
James W. Rutledge and wife, Edna B. Rutledge

(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 11 and 12, Block 78, according to Dunstan's Survey of the Town of Calera, Alabama.

Grantees herein agree to assume and pay that certain mortgage from Kelly R. Price and wife, Luci R. Price to Charter Mortgage Company recorded in Mortgage Book 321, Page 91, in the Probate Office of Shelby County, Alabama, and assigned to Jacksonville National Bank as recorded in Misc. Book 1, Page 284, in the said Probate Office.

Subject to easements and restrictions of record.

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

May 10 1973 8:30 AM.

RECORDED & \$ MTG. TAX

\$2.00 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

19730510000026480 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/10/1973 12:00:00 AM FILED/CERT

280 PAGE 227

BOOK

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 4th day of May 1973

WITNESS:

(Seal) x Richard A. Wood (Seal)
(Seal) x Rebecca E. Wood (Seal)
(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 Richard A. Wood and wife, Rebecca E. Wood, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of May A. D., 1973
Norman L. Collum
Notary Public.

