

This instrument was prepared by

(Name) Jim McClain Realty Company, Inc.

Jefferson Land Title Service Co., Inc.

(Address) 3166 Cahaba Heights Plaza, Birmingham, Alabama 35243

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

See mtg 331-123

That in consideration of Forty three thousand seven hundred and no/100 43,700.00 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, McDuffie and Scott, a partnership composed of Wilburn W. McDuffie, Jr. and Jacqueline J. McDuffie, his wife and H. W. Scott and Edith I. Scott, his wife (herein referred to as grantors) do grant, bargain, sell and convey unto

Jack P. Philpot and Deane M. Philpot, his wife

(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 9 according to the survey of Indian Valley 3rd Sector as recorded in Map book 5, page 97, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto recorded in Volume 181, page 385 in said Probate Office.

Subject to all easements and restrictions of record, if any.

A mortgage in the amount of \$39,300.00 to be held by Home Federal Savings and Loan Association

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 MAY 25 AM 8:43
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cora M. Philpot
JUDGE OF PROBATE

19730524000029220 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/24/1973 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 ~~we~~ (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; ~~that~~ (we) have a good right to sell and convey the same as aforesaid; ~~that~~ (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 12th day of April, 1973

WITNESS:

(Seal)
(Seal)
(Seal)

Wilburn W. McDuffie Jr. (Seal)
Jacqueline J. McDuffie (Seal)
H. W. Scott (Seal)
Edith I. Scott

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____ whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____ A. D., 19 _____

Notary Public.