

This instrument is prepared by

(Name) John C. Hensley

(Address) 524 No. 21st St., B'ham, Alabama

6496

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

Shelby

COUNTY}

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Two Thousand One Hundred Forty - - - - - and NO/100 DOLLARS

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

Walter C. Andrews and wife, Nancy Andrews

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

Preston S. Hosmer and wife, Christine Hosmer

(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 38, in Allendale Subdivision, according to map of said Subdivision, which is recorded in the Probate Office of Shelby County, Alabama, in Map Book 4, Page 78, and that part of Lot 39 of said Allendale Subdivision described as follows: Begin at the NW corner of Lot 39 and run thence easterly along the north boundary of Lot 39, a distance of 154.20 feet to the NE corner of Lot 39, turn an angle of 90° and run thence southerly along the east boundary of Lot 39 a distance of 60 feet, turn an angle of 90° and run thence westerly to the east boundary of Pamela Drive, run thence northerly a distance of 60 feet to the point of beginning.

Subject to easements restriction and limitations of record and current taxes due and payable October 1, 1973



19730615000034400 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/15/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 JUN 15 AM 10:09
2350

U.C.C. FILE NUMBER OR
REC. OK. & PAGE AS SHOWN ABOVE
Conrad M. Johnson
JUDGE OF PROBATE

BOOK 280 PAGE 854

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 5th day of June, 1973.

WITNESS:

(Seal)

Walter C. Andrews (Seal)
Walter C. Andrews

(Seal)

(Seal)

(Seal)

Nancy Andrews (Seal)
Nancy Andrews

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Walter C. Andrews and wife, Nancy Andrews 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 5th day of

June A. D., 1973

John C. Hensley
Notary Public