

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

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,

That in consideration of Twenty-three Thousand and no/100 DOLLARS

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

Charles Wayne Nichols and wife, Cecile D. Nichols

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

Wayne L. Floyd and Ruby D. Floyd

(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 2, 3 and 4 in Block 8 according to the survey and plat of Wilmont Gardens, as recorded in Map Book 4 page 6 in the Office of the Judge of Probate Of said County, being situated in the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 9, Township 24 North, Range 12 East.

Subject to restrictive covenants filed on March 22, 1957.

BOOK 281 PAGE 20

19730621000035410 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/21/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 JUN 21 PM 1:32
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Clerk of Probate
JUDGE OF PROBATE

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 18th day of June, 1973.

WITNESS:

(Seal)

(Seal)

(Seal)

Charles Wayne Nichols (Seal)

Cecile D. Nichols (Seal)

General Acknowledgment

STATE OF ALABAMA

Shelby COUNTY

I, Betty A. Crawford, a Notary Public in and for said County, in said State, hereby certify that Charles Wayne Nichols and wife, Cecile D. Nichols

whose name 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 18th day of June, A. D., 1973

Betty A. Crawford
Notary Public.
My Commission Expires July 27, 1974