

State of Alabama

JEFFERSON

COUNTY

Know All Men By These Presents,

See Mtg 332-131

That in consideration of Thirty-Four Thousand and No/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, Dorothy Russell, an unmarried woman,

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

James Larry Simmons and wife, Betty G. Simmons

(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 11, Block 3, according to Navajo Hills, First Sector, as recorded in Map Book 5, Page 18, in the Probate Office of Shelby County, Alabama.

Subject to the following: (1) Taxes due in the year 1973, which are a lien but not due and payable; (2) Easement and building line as shown by recorded map; (3) Restrictions contained in Volume 243, Page 480, in the Probate Office of Shelby County, Alabama; (4) Right of way to Alabama Power Company recorded in Volume 243, Page 501, in said Probate Office; (5) Right of way to South Central Bell recorded in Volume 278, Page 103, in said Probate Office.

\$30,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



19730627000036790 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/27/1973 12:00:00 AM FILED/CERT

78
281 PAGE
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:

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, I have hereunto set my hand and seal, this 25th day of June, 19 73 .

WITNESS:

Dorothy Russell
Dorothy Russell

STATE OF ALABAMA
COUNTY OF ALABAMA
RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

This form furnished by
ALABAMA TITLE COMPANY, INC.
Agents for

LOUISVILLE TITLE INSURANCE CO.
615 No. 21st Street
Birmingham, Alabama 35203

3.50
2.15

LOUISVILLE TITLE INSURANCE
COMPANY
P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

State of ALABAMA
JEFFERSON COUNTY

General Acknowledgment

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

Given under my hand and official seal this 25th day of June A. D., 19 73.

Joe L. Lyle, Jr.
Notary Public

79
PAGE
281

State of
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

19730627000036790 2/2 \$.00
Shelby Cnty Judge of Probate, AL
06/27/1973 12:00:00 AM FILED/CERT

Notary Public

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
1973 JUN 27 PM 1:15
U.S.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
INSTRUMENT WAS FILED
350

State of
COUNTY

Corporation Acknowledgment

I, a Notary Public in and for said County in said State,
hereby certify that
whose name as of
a Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this
day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed
the same voluntarily for and as the act of said corporation.

Given under my hand, this the day of 19

Notary Public