

This instrument prepared by:
Name: J. P. Graham
Address: P.O. Box 371
Pelham, Ala. 35124

LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

7765

WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

19730803000043950 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/03/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand Five Hundred & no/100-----DOLLARS
and the assumption of the below described mortgage

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

William B. Surface and wife June C. Surface
(herein referred to as grantors) do grant, bargain, sell and convey unto
John W. Kramer and Peggy M. Kramer

(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 17 of the Bridlewood Forest Subdivision as recorded in Map
Book 5, Page 52 in the office of the Judge of Probate in Shelby County.

Subject to easements and restrictions of record.

And as further consideration, the Grantees herein, hereby expressly
assume and promise to pay that certain indebtedness secured by that
certain mortgage in favor of Jefferson Federal Savings and Loan Association,
in the aforesaid Probate Office, according to the terms and conditions
of said mortgage and the indebtedness secured thereby.

BOOK 281 PAGE 862

STATE OF ALA. SHELBY
JUDGE OF PROBATE
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 AUG - 3 11:11 AM
REC. BK. & PAGE AS SHOWN
U.C.C. FILE NUMBER 00000000000000000000
Consent by Grantor

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 X (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 X (we) have a good right to sell and convey the same as aforesaid; that X (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 1st
day of August, 1973.

WITNESS:

(Seal) William B. Surface (Seal)
William B. Surface
(Seal) June C. Surface (Seal)
June C. Surface
(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that William B. Surface and wife June C. Surface
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 1st day of August, A. D. 1973.

Jerry Wayne Russell
Notary Public.