

THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.
620 North 22nd Street
Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

JEFFERSON

COUNTY

Know All Men By These Presents,

See Mtg 333-384

That in consideration of Twenty-Six Thousand Six Hundred and No/100-----DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

John F. Duke and wife, Patricia Ann Duke

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

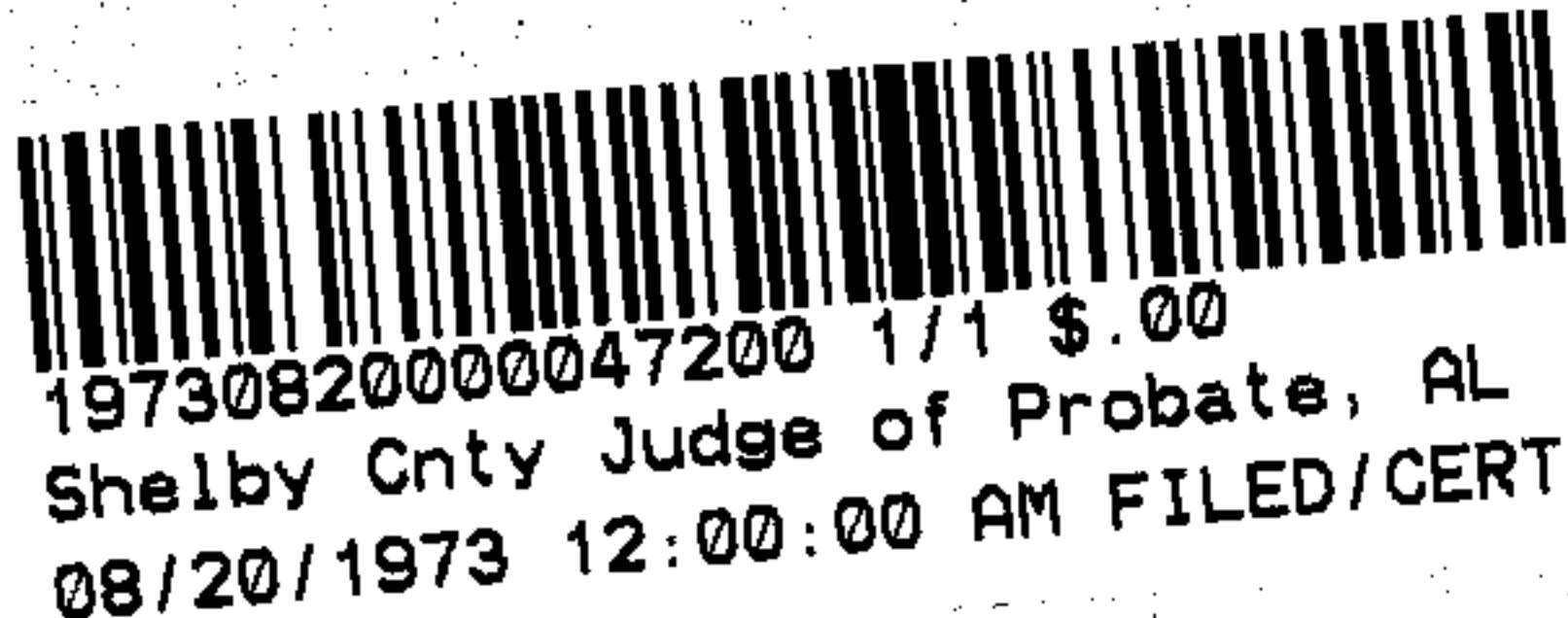
Lauren Wesley Roberts and wife, Barbara C. Roberts

(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 4, according to the Survey of Monte Tierra Subdivision, as recorded in Map Book 5, Page 114, 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 until October 1, 1973; (2) Right of way and easement to Plantation Pipe Line Co. as recorded in Volume 112, Page 335, in the Probate Office of Shelby County, Alabama; (3) Right of way to Alabama Power Company as shown by instrument recorded in Volume 112, Page 456 and Volume 123, Page 433, in the said Probate Office; (4) Restrictions contained in Miscellaneous Volume 2, Page 619, in the said Probate Office.

\$26,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 AUG 20 AM 10:07
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conceded by Clerk
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:

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 and seal, this 10th day of August, 1973.

WITNESS:

John F. Duke

Patricia Ann Duke

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned John F. Duke and wife, Patricia Ann Duke, hereby certify that whose name S are signed to the foregoing conveyance, and who me on this day, that, being informed of the contents of the conveyance on the day the same bears date.

a Notary Public in and for said County, in said State, known to me, acknowledged before, executed the same voluntarily.

Given under my hand and official seal this 10th day of August

A. D., 1973.