

This instrument was prepared by

(Name) Jim McClain Realty Company, Inc. 8522

Jefferson Land Title Service Co., Inc.

(Address) 3166 Cahaba Heights Plaza, Birmingham, Alabama 35243

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 Twelve thousand three hundred twenty two and 37/100 (12,322.37) DOLLARS and the assumption of the hereinafter descibed mortgage

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

Rodger D. Pettus and Neomi Sue Pettus, his wife
(herein referred to as grantors) do grant, bargain, sell and convey unto

James O. Stamps and Lera F. Stamps, his wife
(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 10 Block 4 according to the map of Indian Valley, First Sector as recorded in Map Book 5, page 43, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1973.
2. Subject to all easements and restrictions of record, if any.

The grantee herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain mortgage in favor of Jefferson Federal Savings and Loan Association, recorded in Volume 318, page 567, in the Probate Office of Shelby County, Alabama.

BOOK 282 PAGE 460

19730906000050320 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/06/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
CERTIFY THIS INSTRUMENT WAS FILED
SEP - 6 PM 3:03
12.50
U.C.C. FILE NUMBER OR
CRK. & PAGE AS SHOWN ABOVE
Cora M. ...
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 X (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~they~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~we~~ (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 21st day of May, 1973.

WITNESS:

.....(Seal)
.....(Seal)
.....(Seal)

Rodger D. Pettus (Seal)
Neomi Sue Pettus (Seal)
.....(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, James T. McClain, a Notary Public in and for said County, in said State, hereby certify that Rodger D. Pettus and Neomi Sue Pettus, his wife 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 21st day of May, A. D., 1973

James T. McClain
Notary Public