

(Name) **Bob Fleming Realty Co.** (Shelba Crumpton)

(Address) **#1 Crosscreek Trail Prlham, Ala. 35124**

Form 1-15 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Thirty Five Thousand and no/100**-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Joseph B. Monzella and wife Carol Lynn Monzella**

(herein referred to as grantors) do grant, bargain, sell and convey unto **Jerry Hughes Rucker and wife, Wilhelmine F. Rucker**

(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 9 and 30 feet of uniform width off the Southwest side of lot 10 in Block 5, Oak Mountain Estates, Third Sector, according to Map as recorded in Map Book 5 on page 83 in Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back-lines, right-of-ways, limitations, if any, of record.

\$31,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

BOOK 283 PAGE 102
19731015000057650 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/15/1973 12:00:00 AM FILED/CERT
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
1973 OCT 15 PM 8:29
STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
INSTRUMENT WAS FILED
RECORDED
10/15/1973 12:00:00 AM
FILED/CERT

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 **12th** day of **October**, 19 **73**.

WITNESS:

(Seal) **Joseph B. Monzella** (Seal)
(Seal) **Carol Lynn Monzella** (Seal)
(Seal) (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

J.C. Jackson a Notary Public in and for said County, in said State, do hereby certify that **Joseph B. Monzella & wife, Carol Lynn Monzella** **are** signed to the foregoing conveyance, and who **are** known to me, acknowledged before me this day, that, being informed of the contents of the conveyance **they** executed the same voluntarily.

My hand and official seal this **12th** day of **October**, A. D. 19 **73**
J. C. Jackson
Notary Public.