

This instrument was prepared by

(Name) Warren G. Findley, d/b/a FINDLEY REALTY COMPANY

(Address) P.O. Box 175, Calera, AL 35040

Form 1-1-5 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 One dollar and other valuable considerations (\$1.00) ——— DOLLARS

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

Lois Evelyn Lucas Frazer and husband, James H. Frazer

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

James H. Frazer and wife, Lois E. Frazer

(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:

One square acre of ground in the SW corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 24, Range 13 East; said parcel of land being 70 yards square and lying adjacent to and being on the North side of Southern Railroad and East of the Denson tract of land; together with all improvements thereon. (This being the same property conveyed to Lois Evelyn Lucas, a single woman, by George C. & Verna B. Lehman and recorded in the Office of the Judge of Probate in Shelby County in Deed Book 115 on Page 520.)



19731015000057680 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/15/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHILLY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 OCT 15 PM 1:59
UCC FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
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, 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 15th day of October, 1973.

WITNESS:

(Seal)

(Seal)

(Seal)

Lois Evelyn Lucas Frazer (Seal)
James H. Frazer (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Warren G. Findley, a Notary Public in and for said County, in said State, hereby certify that Lois Evelyn Lucas Frazer and husband, James H. Frazer 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 15th day of October, A. D., 1973.

Warren G. Findley
WARREN G. FINDLEY Notary Public.
Notary Public, State of
My Commission Expires Nov 5

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