

(Name) Karl C. Harrison

(Address)...Columbiana,....Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred and no/100 Dollars ----- DOLLARS
and other good and valuable consideration

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

Francis P. Givhan and wife, Frances L. Givhan

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

Leslie W. Hayes and Frances Hayes

(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:

Lots 25, 26, 30 and 31, according to Givhan's Subdivision of a portion of the NE $\frac{1}{4}$ and SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 4, Township 24 North, Range 12 East as shown by map of said subdivision recorded in Map book 3, page 130 in the Probate Office of Shelby County, Alabama, all subject to the protective covenants shown on a map of said subdivision.

A part of

The above described property is subject to a first mortgage from the grantors herein to Merchants and Planters Bank at Montevallo for the original amount of \$13,900.00 payable \$200.00 a month, on which the mortgage payments are current and which mortgage is recorded in Mortgage Book 306, page 850 in the Probate Office of Shelby County, Alabama, it being understood and agreed by the parties hereto that the sellers may continue to pay this said mortgage according to its terms and conditions and will not be required to pay it off in full at the time of the execution of this deed, and the grantors herein agree to pay the same according to its terms and conditions.



19731018000058290 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/18/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SULLIVY CO.
CLERK
NOTARY THIS
INSTRUMENT WAS FILED
Heed and 25.00
1973 OCT 18 PM 2:18
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Correctly signed
JUDGE OF PROBATE
the death of either of them

TO HAVE AND TO HOLD to the said GRANTEEES 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
 day of April 1973

WITNESS:

.....(Seal)

Francis P. Givhan

.(Seal)

.....(Seal)

Frances L. Givhan

(Seal)

..... (Seal)

.(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Deane C. Burk, a Notary Public in and for said County, in said State,
hereby certify that Francis P. Givhan and wife, Frances L. Givhan
whose names are not 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. Notary

Given under my hand and official seal this 10th day of April A. D., 19 73.

Notary Public.

My Commission Expires Sept. 24, 1973