

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

849

See Mtg 235-355

That in consideration of Twenty-Eight Thousand Four 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

Randall J. Killingsworth and Rebecca A. Killingsworth

(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 5, 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) Current Taxes (2) 30 foot building line and 10 foot easement on rear as shown by recorded map; (3) Right of Way to Alabama Power Company as shown by instruments recorded in Volume 112, Page 456, and Volume 123, Page 433, in aforesaid Probate Office; (4) Restrictions contained in Misc. Volume 2, Page 619, in the aforesaid Probate Office.

\$26,950.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

This instrument was prepared by
JACK R. THOMPSON, JR.
620 North 22nd Street
BIRMINGHAM, AL 35203



19731106000061390 1/2 \$.00
Shelby Cnty Judge of Probate, AL
11/06/1973 12:00:00 AM FILED/CERT

BOOK 283 PAGE 642

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: except current ad valorem taxes as set out 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 and seal s, this 10th day of October, 19 73 .

WITNESS:

John F. Duke
John F. Duke
Patricia Ann Duke
Patricia Ann Duke

SHANNON, HARRISON, COON, ROBERTSON & JACKSON
620 North 22nd Street
Birmingham, Alabama 35203

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

This form furnished by
ALABAMA TITLE COMPANY, INC.

Agents for

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street

Birmingham, Alabama 35203

1.50
2.15

LOUISVILLE TITLE INSURANCE
COMPANY

P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, _____, the undersigned _____, a Notary Public in and for said County, in said State,
hereby certify that John F. Duke and wife, Patricia Ann Duke
whose name s _____ 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 10th day of October

A. D., 19 73

Jack R. Thompson Jr.

Notary Public

State of

COUNTY

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State,
hereby certify that
whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before
me on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this _____ day of _____

A. D., 19 _____

Notary Public

State of

COUNTY

Corporation Acknowledgment

I, _____, a Notary Public in and for said County in said State,
hereby certify that
whose name as _____ of _____
a Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this
day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed
the same voluntarily for and as the act of said corporation.

Given under my hand, this the _____ day of _____

19 _____

Notary Public



19731106000061390 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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