

THIS INSTRUMENT PREPARED BY:

This Instrument was prepared by

JACK P. THOMAS, JR.

620 North 22nd Street

BIRMINGHAM, AL 35203

854

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

See Mtg 335-359

That in consideration of Twenty-One Thousand and No/100-----DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Robert A. Hornsby, Sr. and wife, Theodosia M. Hornsby
(herein referred to as grantors) do grant, bargain, sell and convey unto

Herbert S. Thomas and Evelyn Thomas

(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 14, according to Blue Berry Estates as recorded in Map Book 5, Page 72, in the Probate Office of Shelby County, Alabama.

SUBJECT TO THE FOLLOWING: (1) Current Taxes (2) Restrictions contained in Vol. 272, page 64.

\$19,950.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Recd. July 30
1973 NOV - 6 PM 8:35
U.C.C. FILE NUMBER PR
REC. BK. & PAGE AS SHOWN ABOVE
Comp. Probate
OFFICE OF PROBATE

19731106000061500 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/06/1973 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~~ ~~we~~ (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 2nd day of November, 1973.

WITNESS:

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert A. Hornsby, Sr. and wife, Theodosia M. Hornsby 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 2nd day of November A. D., 19 73