

This instrument was prepared by

(Name) Frank K. Bynum, Attorney
(Address) 1701 City Federal Building, Birmingham, Alabama 35203

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 THIRTY THOUSAND FIVE HUNDRED SEVENTY TWO AND NO/100--- DOLLARS (\$30,572.00) AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGES,
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Louis P. Ulmer and wife, Katherine S. Ulmer
(herein referred to as grantors) do grant, bargain, sell and convey unto
Ernest R. Stewart, Jr. and Eva Shook Johnston
(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 32 in Butte Woods Ranch Addition to Altadena Valley located in the NW 1/4 of NW 1/4 of Section 3, Township 19 South, Range 2 West, and in the NE 1/4 of NE 1/4, the SE 1/4 of NE 1/4 and the SW 1/4 of NE 1/4 of Section 4, Township 19, Range 2 West, according to Map as recorded in Map Book 5, Page 1, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

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

As part of the consideration herein, the grantees agree to assume and pay the unpaid balance of that certain mortgage to Cobbs, Allen & Hall Mortgage Company, Inc., recorded in Mortgage Book 306, Page 73 and assigned to Morgan Guaranty Trust Co., of N.Y., by assignment recorded in Deed Book 248, Page 495 and assigned by Morgan Guaranty & Trust Co., of N.Y. to East River Savings Bank by assignment recorded in Misc. Book 6, Page 607; and that certain second mortgage to Cobbs, Allen & Hall Mortgage Company, Inc., recorded in Mortgage Book 306, Page 77, and assigned to General Electric Credit Corporation by assignment recorded in Deed Book 248, Page 496.

Louis P. Ulmer and Katherine S. Ulmer are the surviving grantees of that certain deed recorded in Deed Book 253, Page 248; the other grantee, Willie Mae Stokes having died on or about the 19th day of April, 1973.

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 29th day of November, 19 73.

WITNESS:
Louis P. Ulmer (Seal)
Katherine S. Ulmer (Seal)
_____ (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

19731203000065430 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/03/1973 12:00:00 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Louis P. Ulmer and wife, Katherine S. Ulmer 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 29th day of November, A. D., 19 73.

Frank K. Bynum
Notary Public.