

This instrument was prepared by

(Name) William B. Pugh

(Address) 310 Frank Nelson 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

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four thousand and no/100 (\$4000.00)----- DOLLARS and the assumption of and obligation to pay the existing first mortgage now held by the Robinson Mortgage Company to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Frank K. Bruce and wife, Mary Francis Bruce
(herein referred to as grantors) do grant, bargain, sell and convey unto

Jerry M. Springfield and wife, Diane Springfield
(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 7, according to Kenton Brant Nickerson Subdivision, as shown on map recorded in Map Book 5, Page 53, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, setback lines, rights of way, limitations, if any, of record.

Subject to the assumption of and obligation to pay the existing mortgage as referred to in the deed recorded in Book 275 Page 336 in the Probate Office of Shelby County, Alabama.

BOOK 284 PAGE 562

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

1973 DEC 31 PM 3:50

U.C.C. FILE NUMBER OR

REC. BK. & PAGE AS SHOWN ABOVE

Conrad M. Brubaker

JUDGE OF PROBATE



19731231000069740 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/31/1973 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 ~~X~~ (we) do for my ~~self~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~X~~ (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (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 6th day of January, 1973

WITNESS:

Diane Springfield (Seal)
William B. Pugh (Seal)
(Seal)

Frank K. Bruce (Seal)
Frank K. Bruce (Seal)
Mary Francis Bruce (Seal)
Mary Francis Bruce

STATE OF ALABAMA

JEFFERSON COUNTY

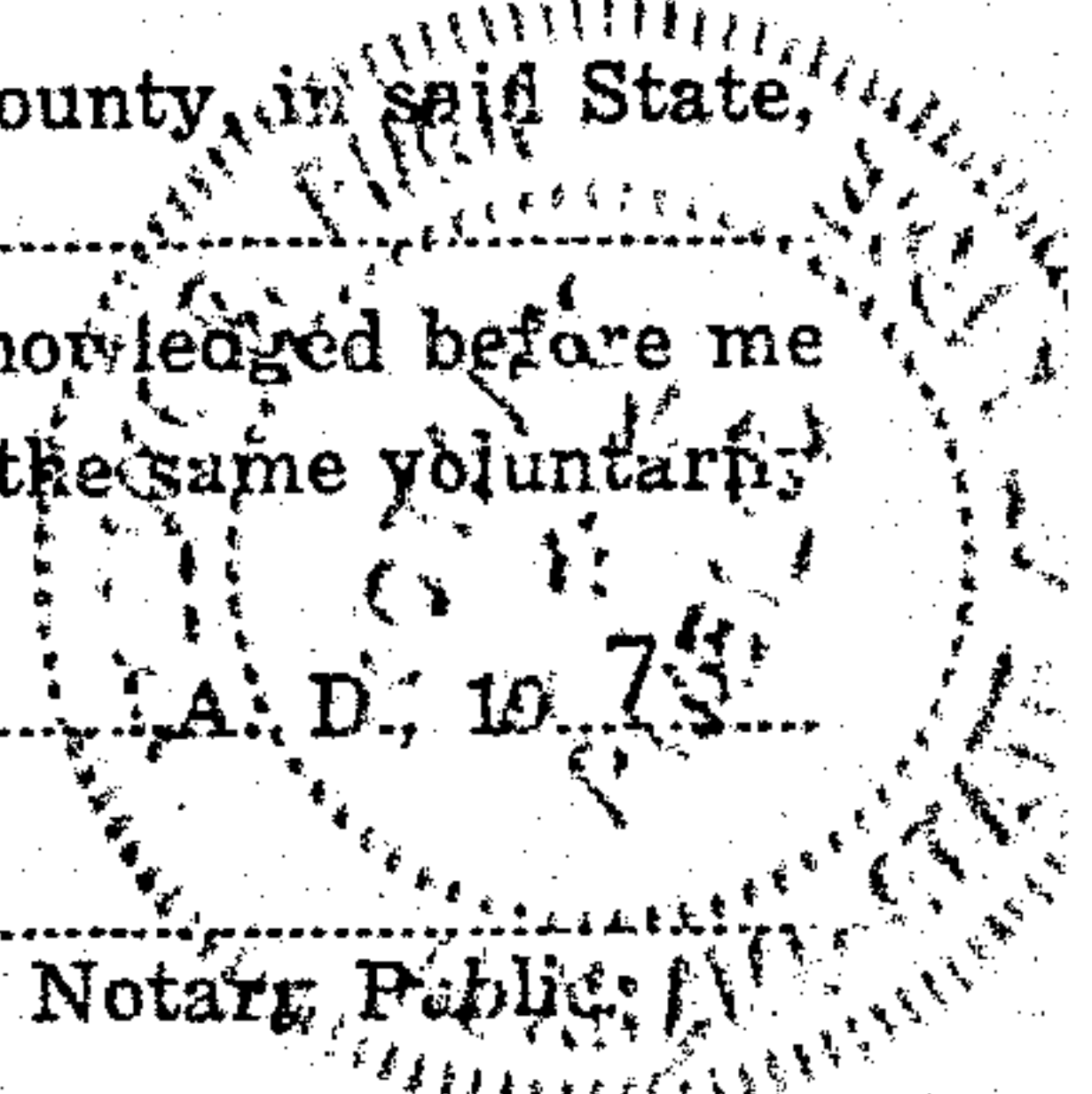
General Acknowledgment

I, William B. Pugh, a Notary Public in and for said County, in said State, hereby certify that Frank K. Bruce and wife, Mary Francis Bruce 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of January, 1973

William B. Pugh

Notary Public



3-22-77