

This instrument was prepared by

3131

(Name) Warren G. Findley

(Address) P.O. Box 175, Calera, Al 35040

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 One dollar and other valuable considerations (\$1.00)----- DOLLARS

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

Jack McCartney and wife, Nettie McCartney

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

Nettie L. Hughes and James H. Hughes

(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 1, 2, and 3 in Block 192, according to Dunstan's Map and Survey of the Town of Calera, Alabama, with all improvements thereon.

The Grantors reserve the right to live in and use the house and property for the rest of their lives.



19740117000002760 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/17/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JAN 17 AM 11:47
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDGE OF PROBATE
Conrad M. Bowers

BOOK 284 PAGE 788

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 3rd day of January, 19 73.

WITNESS:

Warren G. Findley (Seal)

(Seal)

(Seal)

Jack McCartney (Seal)
Nettie McCartney (Seal)
Nettie McCartney

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Warren G. Findley, a Notary Public in and for said County, in said State, hereby certify that Jack McCartney and wife, Nettie McCartney 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 3rd day of

January, A. D., 19 73.

Warren G. Findley
WARREN G. FINDLEY, Notary Public.
Notary Public, State of Large
My Commission Expires Nov. 2, 1975