

This instrument was prepared by

(Name) Jack R. Thompson, Jr.
620 North 22nd Street
(Address) Birmingham, Alabama

3362

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

see mty 336-886

That in consideration of Forty Four Thousand and No/100----- DOLLARS

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

Thomas M. Allen and wife, Mary L. Allen
(herein referred to as grantors) do grant, bargain, sell and convey unto

William A. Miller, Jr. and Patricia L. Miller

(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 8, Hickory Hill Subdivision, as recorded in Map Book 5, Page 103 and the following described parcel being a part of Lot 1, Hickory Hill Subdivision as recorded in Map Book 5, Page 103, in the office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows: Begin at the Northwest corner of Lot 8 of said Subdivision; run thence in a Southeasterly direction along the Northeasterly lot line of Lot 8, for a distance of 195.26 feet to a point on Hickory Hill Drive; thence run in a Northeasterly direction along the Northwesternly right-of-way line of Hickory Hill Drive for a distance of 25.07 feet; thence run in a Northwesternly direction for a distance of 195.24 feet to the point of beginning.

SUBJECT TO: (1) Current taxes; (2) Mineral and mining rights reserved, as shown by deed dated June 16, 1900 and recorded in Deed Book 36, at Page 557 in the Office of the Judge of Probate of Shelby County, Alabama; (3) Restrictions, limitations, conditions and easements imposed upon said real estate by that certain instrument entitled, "Restrictions for Hickory Hills Subdivision", dated May 5, 1972 and recorded in Misc. Book 1, Page 526, in said Probate Records; (4) Subject to easements and building set back line, as shown on the map or plat of Hickory Hills S/D recorded in Map Book 5, Page 103, in said Probate records.

\$35,000.00 of the purchase price recited above was paid from a loan closed simultaneously herewith.

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 ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (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 ~~our~~ (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 day of January, 1974.

WITNESS:

(Seal)
(Seal)
(Seal)

Thomas M. Allen
Mary L. Allen

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
INSTRUMENT FILED
1974 JAN 29 AM 11:12
U.C.C. FILE NUMBER OR
RECORD PAGE AS SHOWN ABOVE
Cordell M. Allen
JUDGE OF PROBATE

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

19740129000004610 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/29/1974 12:00:00 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas M. Allen and wife, Mary L. Allen 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 18th day of January, A. D. 1974.

Notary Public