

State of Alabama }
SHELBY COUNTY } Know All Men By These Presents,

3372

That in consideration of Fifteen Thousand Five Hundred Thirty-two and 99/100 (\$15,532.99) DOLLARS and the assumption of the hereinafter described mortgage to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is

acknowledged we, Lester B. Russell and wife, Nancy M. Russell
(herein referred to as grantors) do grant, bargain, sell and convey unto
James E. Kelly, Jr. and wife, Sanderlin D. Kelly

(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 19, according to the Survey of Little Oak Ridge Estates, Second Sector, as recorded in Map Book 5, Page 39, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

As part of the consideration grantees herein assume and agree to pay according to the terms and tenor thereof that certain mortgage executed by Lester B. Russell and Nancy M. Russell to Home Federal Savings and Loan Association recorded in Mortgage Book 322, Page 146. The present balance of said mortgage being \$20,467.01.

Subject to taxes for the year 1973, a lien not yet due and payable.

Subject to easements, restrictions and set back line of record.

19740204000005580 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/04/1974 12:00:00 AM FILED/CERT

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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: **except as hereinabove stated.**

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 seals, this 15th day of August 15th, 1973.

WITNESS:

Stanley A. Carl
Joan Russell Dial

Lester B. Russell
Lester B. Russell
Nancy M. Russell
Nancy M. Russell
James E. Kelly, Jr.
James E. Kelly, Jr.
Sanderlin D. Kelly
Sanderlin D. Kelly

THIS INSTRUMENT WAS PREPARED BY:
JOHN L. COLE, ATTORNEY
1117 - 14th STREET SOUTH
BIRMINGHAM, ALABAMA 35205

73194
#73194
John L. Cole, Atty.
1117 14th St. South
RETURN TO: Birmingham, Alabama 35205

James E. Kelly Jr. & Sanderlin D.
Lester B. Russell and wife,

Nancy M. Russell

TO

James E. Kelly, Jr. and wife,

Sanderlin D. Kelly

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

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Agents for

ALABAMA TITLE COMPANY, INC.

984

615 No. 21st Street

Birmingham, Alabama 35203



19740204000005580 2/2 \$.00
Shelby Cnty Judge of Probate, AL
02/04/1974 12:00:00 AM FILED/CERT

REAL 984 PAGE 306

LOUISVILLE TITLE INSURANCE COMPANY

P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

State of Alabama

General Acknowledgment

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lester B. Russell and wife, Nancy M. Russell** 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 **15th** day of **August** A. D., 19 **73**.

Susan Paulene Dial
Notary Public

State of Alabama

General Acknowledgment

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James E. Kelly, Jr. and wife, Sanderlin D. Kelly** 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 **15th** day of **August** A. D., 1973.

Susan Paulene Dial
Notary Public

STATE OF ALA. JEFFERSON CO
I CERTIFY THIS INSTRUMENT

State of

Corporation Acknowledgment

I, _____, a Notary Public in and for said County in said State, hereby certify that _____ of _____ a Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand, this the _____ day of _____ 19

Notary Public