

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 3668

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 Four Thousand and No/100 (\$4,000.00)----- DOLLARS and the assumption of a mortgage, as designated below,

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

Leon Joseph Wallace and wife, Joanna Wallace,

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

George William Holcombe, Jr. and wife, Freida Boyd Holcombe

(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 1 according to Briarwood Subdivision, First Sector, as shown by map recorded in Map Book 5, page 23 in Probate Office of Shelby County, Alabama.

Subject to restrictive covenants and conditions recorded in Deed Book 248, page 924 in Probate Office, and subject to any other easements and rights of way of record.

Subject also to mortgage to Robinson Mortgage Company, Inc. recorded in Mortgage Book 332 at page 692, Office of Judge of Probate of Shelby County, Alabama, which said mortgage, and the real estate mortgage note which it secures, the grantees assume and agree to pay according to the terms and provisions thereof beginning with the next payment which is due on March 1, 1974.

The grantors reserve the right to keep and maintain possession of the above described premises until March 1, 1974.



19740219000008010 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/19/1974 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, subject to mortgage indebtedness, as designated above.

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 12th day of February, 1974.

WITNESS:

(Seal)

(Seal)

(Seal)

Leon Joseph Wallace
Joanna Wallace

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leon Joseph Wallace

whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of February, A. D., 1974.

Notary Public.

see over for additional acknowledgments

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joanna Wallace (wife of Leon Joseph Wallace), whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of February, 1974.

Mary L. Thompson
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1974 FEB 19 AM 11:38

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

Conrad M. J. J. J.
JUDGE OF PROBATE



19740219000008010 2/2 \$.00
Shelby Cnty Judge of Probate, AL
02/19/1974 12:00:00 AM FILED/CERT

BOOK 285 PAGE 393

SHelby 6725 1003

*Return to P.O. Box 772
Columbiana, Ala.*

TO

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

*402
145
545 - paid*

THIS FORM FROM
LAWYERS' TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.