

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

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 Three Thousand and No/100 (\$3,000.00)-----DOLLARS and the assumption of an existing mortgage, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Jerry M. Wallace and wife, Deborah S. Wallace
(herein referred to as grantors) do grant, bargain, sell and convey unto

James R. Bailey and wife, Gwenda Bailey
(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 13 Triple Springs Subdivision as shown by map recorded in Map Book 5, page 34 in the Probate Office of Shelby County, Alabama.

Subject to restrictive covenants and conditions filed for record in Deed Book 256, page 481 in Probate Office.

Subject to mortgage presently held by Cobbs, Allen & Hall Mortgage Co., Inc. which the grantees covenant and agree that they will assume and will pay in full according to terms and provisions thereof.

BOOK 286 PAGE 589

19740429000020450 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/29/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 APR 29 PM 3:28
JUDGE OF PROBATE

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 29th day of April, 1974.

WITNESS:

(Seal) _____
(Seal) _____
(Seal) _____

Jerry M. Wallace (Seal)
Deborah S. Wallace (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 Jerry M. Wallace and wife, Deborah S. Wallace 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 29th day of April, A. D., 1974.
Notary Public.