

This instrument was prepared by

(Name) Lewis K. Cato, Attorney at Law

(Address) 1125 Bank for Savings Building, Birmingham, 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

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and no/100 -----DOLLARS and the execution of a mortgage for \$5,000.00 due and payable June 1, 1974 and the assumption of the unpaid balance of the mortgage payable to Home Federal Savin to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we & lo

Peter B. Thomas, Jr., an unmarried man and Nancy H. Thomas, an unmarried wom (herein referred to as grantors) do grant, bargain, sell and convey unto

Nancy H. Thomas and James H. Work, Jr. (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 XXXXXXXXXX Shelby County, Alabama to-wit:

19740524000025400 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/24/1974 12:00:00AM FILED/CERT

Lot 50, Chandalor South, 1st Sector as recorded in Map Book 5, Page 106 of the Office of the Judge of Probate of Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 MAY 24 PM 1:36
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cory M. Brundage
JUDGE OF PROBATE

As part of the consideration of this conveyance, Grantees have assumed and agreed to pay the balance of the mortgage due and payable to Home Federal Savings and Loan Association which is recorded in 332 Page 676 of the records of the Judge of Probate of Jefferson County, Alabama. In the event the grantee or any subsequent grantee fail to pay the mortgage in accordance with its terms, Grantor shall have the right to discharge said mortgage and have the mortgage transferred to him as the payor of said mortgage so that the lien of the mortgag will continue to it is paid in full or otherwise dispose of.

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 19th day of May, 1974.

WITNESS:

(Seal)

(Seal)

(Seal)

Peter B. Thomas, Jr., an unmarried ma
Nancy H. Thomas, an unmarried woman

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peter B. Thomas, Jr., an unmarried man and Nancy B. Thomas, an un-married woman 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 17th day of May, 1974.

Notary Public