

This instrument was prepared by

(Name) First Real Estate Corporation of Alabama

(Address) P. O. Box 371, Pelham, Alabama 35124

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama



19740715000034390 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/15/1974 12:00:00 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

See Mtg 340-673

That in consideration of Twenty Eight Thousand Five Hundred and no/100----- DOLLARS And the assumption of the below described mortgage and the execution of a purchase Money Mortgage.

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

Billy C. Campbell and wife, Gwendolyn H. Campbell
(herein referred to as grantors) do grant, bargain, sell and convey unto

D. T. Johnston and wife, Myrtle S. Johnston
(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:

A parcel of land situated a part in the SE 1/4 of NW 1/4 and a part in the NE 1/4 of SW 1/4, all being in Section 7, Township 22 South, Range 2 West, more exactly described as follows: Beginning at the NW corner of the NE 1/4 of SW 1/4 of said Section, the bearing of the North boundary being N 81 deg. 25 min. West commence North 63 deg. 44 min. East a distance of 724.20 feet to the point of beginning; thence North 73 deg. 30 min. East a distance of 276.38 feet to a point; thence South 10 deg. 59 min. East a distance of 661.90 feet to a point on boundary of County Road; thence South 79 deg. 01 min. West along boundary of said County Road a distance of 300.00 feet to a point; thence North 8 deg. 39 min. West a distance of 638.09 feet to the point of beginning. All corners marked by irons and tract contains 4.20 acres, more or less.
Situated in Shelby County, Alabama.

And as further consideration, the Grantees herein, hereby expressly assume and promise to pay that certain indebtedness secured by that certain mortgage in favor of W. B. Leedy & Company, Inc., dated May 29, 1973 recorded in Mortgage Book 331, page 249 which was assigned to Federal National Mortgage Association recorded in Misc. Book 4, page 760, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness secured thereby.

\$13,200.00 of purchase price recited above was paid from a Purchase Money Mortgage Loan closed simultaneously herewithin.

Subject to all covenants, restrictions, rights of way and easements of record. 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 12th day of JULY, 1974

WITNESS:
STATE OF ALABAMA
SHELBY COUNTY
JUL 15 AM 9:54
1974
U.C.C. FILE NUMBER OR
C. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

Billy Campbell (Seal)
Gwendolyn H. Campbell (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 Billy C. Campbell and wife, Gwendolyn H. Campbell 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 12th day of JULY, A. D. 1974

Payton Neville
Notary Public.