

This instrument was prepared by

(Name) Gail W. Humber

(Address) Colonial Mortgage Company, P. O. Box 10041, Birmingham, Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

7683
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of (\$29,000.00) Twenty-nine thousand and no/100-----DOLLARS

225000 See mty 341-322
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Donald Ray Bailey and wife, Barbara Ann Bailey

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

Rudolph S. Orona and Margaret E. Orona

(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 Oakdale Estates as recorded in Map Book 5, Page 98, in the Probate Office of Shelby County, Alabama.

Subject to easements, exceptions, restrictions and reservations of record.

\$26,750.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 AUG 16 AM 8:53
U.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Clerk of Probate
JUDGE OF PROBATE

19740816000040570 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/16/1974 12:00:00AM 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.

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 13th day of August, 1974

WITNESS:

(Seal) Donald Ray Bailey (Seal)
(Seal) Barbara Ann Bailey (Seal)
(Seal) (Seal)

STATE OF ALABAMA
Jefferson

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald Ray Bailey and wife, Barbara Ann Bailey 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 13th day of August, A. D. 1974

Notary Public.

BOOK 288 PAGE 319