

This instrument was prepared by

(Name) Trucks, Parsons and Guyton, Attorneys, by: Frank B. Parsons

(Address) 4507 Gary Avenue, Fairfield, Alabama 35064

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 Two Thousand and No/100 Dollars cash (\$2,000.00) and the execution of a purchase money mortgage for \$7,800.00 simultaneously herewith

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Lawrence James McCormick and wife, Helen J. McCormick

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

Carl P. Weaver, Paula C. Braden and David M. Braden

(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 No. 4 according to the survey of Smith's Camp on Coosa River, in the Probate Office of Shelby County, Alabama, in Map Book 4, page 51, which said lot is of the dimensions of 100 feet by 150 feet, which said lot is situated west of a smaller lot also designated as Lot No. 4 on said map. Situated in Shelby County, Alabama.

Subject to current taxes.

Subject to easements and restrictions of record.

BOOK 288 PAGE 472

19740828000042170 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/28/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHERIFF'S OFFICE
I CERTIFY THIS INSTRUMENT WAS FILED
1974 AUG 28 AM 8:47
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OF
CORRECTION 1974-08-28

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 23rd day of August, 1974

WITNESS:

(Seal)
(Seal)
(Seal)

Lawrence James McCormick (Seal)
Helen J. McCormick (Seal)
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Frank B. Parsons, a Notary Public in and for said County, in said State, hereby certify that Lawrence James McCormick and wife, Helen J. McCormick 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 23rd day of August, A. D. 1974.

Frank B. Parsons
Notary Public.