

This instrument was prepared by

(Name) HARRISON AND CONWILL

(Address) Columbiana, Alabama

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY}

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$1000.00 and other good and valuable consideration and the assumption ~~of taxes~~ of the unpaid balance due on that certain mortgage to Guaranty Savings & Loan Association recorded in Mortgage Book 324 page 234 in Probate Office of Shelby County, Alabama, to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Leslie Thomas Miller and wife, Mary Vance Miller

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

James L. Cook and Betty Sue Cook

(herein referred to as GRANTEEES) 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 5 according to Kenton Brant Nickerson Subdivision as shown on map recorded

in Map Book 5 page 53 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

BOOK 2888 PAGE 515



19740830000042770 1/1 \$0.00
Shelby Cnty Judge of Probate, AL
08/30/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 AUG 30 PM 3:05
Deed Rec'd 2.00
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Contra Probate

JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 day of August, 19 74.

WITNESS:

(Seal)

(Seal)
(Seal)

Leslie Thomas Miller (Seal)

Mary Vance Miller (Seal)

(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I,
a Notary Public in and for said County, in said State, hereby certify that Leslie Thomas Miller and wife, Mary Vance Miller whose name 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 day of August, A. D. 19 74.

Form ALA-31

Notary Public
My Commission Expires October 1, 1975