

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

PREPARED BY
J. REESE JOHNSTON, JR.
1410 BANK FOR SAVINGS BUILDING
BIRMINGHAM, ALABAMA 35203

That for and in consideration of Two Thousand Six Hundred and no/100 (\$2,600.00) Dollars and the execution of a purchase money mortgage in the amount of Seven Thousand and no/100 (\$7,000.00) Dollars, to the undersigned grantors, Bobby J. Agnesia and wife, Betty S. Agnesia, in hand paid by Elmer C. Thuston, Jr., and wife, Mary S. Thuston, the receipt whereof is acknowledged, we, the said Bobby J. Agnesia and wife, Betty S. Agnesia, do hereby grant, bargain, sell and convey unto the said Elmer C. Thuston, Jr. and wife, Mary S. Thuston, 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:

Parcel I: The North 25 acres of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 23, Township 17 South, Range 1 East, Situated in Shelby County, Alabama.

Parcel II: All of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 17 South, Range 1 East, except 12 acres in the form of a square in the Southwest corner of said forty acres, which said excepted 12 acres is known as the Paul O. Luck tract, situated in Shelby County, Alabama.

Subject to: Taxes due October 1, 1974; mineral and mining rights excepted as set forth by instrument recorded in Deed Book 51, Page 22.

TO HAVE AND TO HOLD to the said Elmer C. Thuston, Jr. and wife, Mary S. Thuston, 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals
this ____ day of September, 1974.

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Shelby Cnty Judge of Probate, AL
09/12/1974 12:00:00AM FILED/CERT

Bobby J. Agnesia (SEAL)
Bobby J. Agnesia

Betty S. Agnesia (SEAL)
Betty S. Agnesia

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Bobby J. Agnesia and wife, Betty S. Agnesia, 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 10th day of September, 1974.

Reese Johnston, Jr.
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 SEP 12 AM 8:36
REC. BK. & PAGE AS SHOWN ABOVE
U.C. FILE NUMBER OR
C.C. FILE NUMBER

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