

This instrument was prepared by

(Name) Karen C. Harbison

(Address) #21 20th Court N. W., Birmingham, Alabama 35215

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of six thousand and no/100 ----- DOLLARS and assumption of the mortgage described below

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

William T. Mallard and wife, Lynda A. Mallard
(herein referred to as grantors) do grant, bargain, sell and convey unto

Horace W. Milton and wife, Sara M. Milton

(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 the map and survey of Circle Hill, subdivision, as recorded in Map Book 5, Page 112, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Situated in Shelby County, Alabama.

Grantee as part of that consideration hereby agrees to assume and pay that certain mortgage from William T. Mallard and wife, Lynda A. Mallard to Robinson Mortgage Company, recorded in Volume 333, Page 188; and transferred to Federal National Mortgage Association in Mortgage Book 5, Page 753, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record, if any.



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Shelby Cnty Judge of Probate, AL
09/16/1974 12:00:00 AM FILED/CERT

U.C. FILE NUMBER 174
REC. BY PAGE 15 SHOWN ABOVE
1974 SEP 16 11:11:12
Shelby County, Alabama

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 27th day of August, 1974

WITNESS:

(Seal) (Seal)
(Seal) (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 William T. Mallard and Lynda A. Mallard 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 27th day of August, A. D., 1974.

B. J. Baker

March 26, 1977

Notary Public.