

This instrument was prepared by

(Name) Century Real Estate

(Address) P.O. Box 385 Pelham, Alabama 35124

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 \$3,000.00, and the assumption of that certain First Mortgage with DOLLARS Robinson Mortgage Company in the approximate amount of \$16,353.91.

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Raymond Hughes and wife, Carolyn Hughes

(herein referred to as grantors) do grant, bargain, sell and convey unto John G. Matthews and wife, Aneita R. Matthews

(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 3 according to Triple Springs Subdivision as recorded in Map Book 5, Page 34, in the Probate Office of Shelby County, Alabama.

Also, part of the consideration herewith is the simultaneous execution of a second mortgage to Raymond Hughes and wife, Carolyn Hughes in the amount of \$3,600.00.

88C PAGE 288 BOOK



19741030000052740 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/30/1974 01:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 OCT 30 AM 8:29
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
General of Probate

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 25th day of October, 1974

WITNESS:

(Seal) (Seal) (Seal) (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Robert D. Moore, a Notary Public in and for said County, in said State, hereby certify that Raymond Hughes and wife, Carolyn Hughes

whose name S 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of October, A. D. 1974

Robert D. Moore
Notary Public.