

This instrument was prepared by

(Name) Wallace, Ellis & Fowler
(Address) Columbiana, Alabama 35051

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, *see mty 343 - 247*

That in consideration of ONE THOUSAND DOLLARS (\$1,000.00) & other good and valuable ~~XXXXXXXXXX~~
consideration

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

William M. Schroeder and wife, Dorothy Downs Schroeder
(herein referred to as grantors) do grant, bargain, sell and convey unto

Julus Verner Davis and wife, Myra Davis
(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:

Lots 1, 2, 3, 4, 5, and the S½ of Lot 6, in Block 91,
according to J. H. Dunstan's Map of the Town of Calera,
Alabama. Situated in Shelby County, Alabama.

As a part of the consideration hereof, grantees assume and agree to pay as the same becomes due, the unpaid balance of the mortgaged indebtedness, evidenced by mortgage from grantors herein to First Federal Savings and Loan Association of Chilton County, Alabama dated August 22, 1967 recorded in the Probate Office of Shelby County, Alabama in Mortgage Book 306, page 751.

Grantors will vacate the premises on or before December 15, 1974

BOOK 289 PAGE 838

19741204000058420 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/04/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 DEC - 11 AM 12:06
U.C.C. FILE NUMBER OR
C.C. BK. & PAGE AS SHOWN ABOVE
Corrected by *[Signature]*
JUDGE 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 26
day of November, 1974.

WITNESS:

(Seal) _____
(Seal) _____
(Seal) _____
(Seal) _____
William M. Schroeder (Seal)
Dorothy Downs Schroeder (Seal)
(Seal) _____

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William M. Schroeder and wife, Dorothy Downs Schroeder 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 26 day of November A. D. 19 74.
Frank Ellis Jr
Notary Public.