

This instrument was prepared by

(Name) Harrison and Conwill
(Address) Attorneys at Law
Columbiana, Alabama 35051

1433

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 Twelve Thousand and no/100----- DOLLARS
and the execution of a purchase money mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
J. J. Nolen and wife, Ruby Lee Nolen

(herein referred to as grantors) do grant, bargain, sell and convey unto
Henry M. Russell, Jr. and Virginia M. Russell

(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 No. 13 of Kenton Brant Nickerson Subdivision as recorded in Map Book 5, page 53 in
the Office of the Probate Judge, Shelby County, Alabama.

Subject to the Protective Covenants shown on Map of Kenton Brant Nickerson Subdivision
as recorded in Map Book 5, page 53 in said Probate Office.

BOOK 290 PAGE 38



197412130000059880 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/13/1974 12:00:00AM FILED/CERT

STATE OF ALABAMA, SHELBY CO.
NOTARY PUBLIC
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1974 DEC 13 AM 11:34
UCC FILE NUMBER OR
REC. REC & PAGE AS SHOWN ABOVE
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 10th
day of December, 1974.

WITNESS:

_____(Seal) J. J. Nolen _____(Seal)
_____(Seal) Ruby Lee Nolen _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, Martha B. Garner, a Notary Public in and for said County, in said State,
hereby certify that J. J. Nolen and wife, Ruby Lee Nolen
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 December, A. D., 1974.
Martha B. Garner
Notary Public.