

This instrument was prepared by

(Name) Sloan Y. Bashinsky, II

(Address) 503 City Federal Building, Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Five Thousand and no/100 DOLLARS (\$25,000.00) See Mtg 343 - 812

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

WILLIAM H. ROBERTSON, JR. and wife, EVELYN O. ROBERTSON

(herein referred to as grantors) do grant, bargain, sell and convey unto

MICHAEL LEONARD SAUCER and wife, BETH W. SAUCER

(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. 23 in Shelby Shores, Map of which is recorded in the Probate Office of Shelby County, Alabama in Map Book 4 page 75. Situated in Shelby County, Alabama.

Subject to easements, restrictions, set back lines, rights of way, limitations, if any, of record.

The proceeds of a mortgage loan in the amount of \$24,250.00 executed simultaneously herewith have been applied to the purchase price of the real property conveyed to Grantees herein.

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Shelby Cnty Judge of Probate, AL
01/14/1975 12:00:00AM FILED/CERT

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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 9th day of January, 1975.

WITNESS:

(Seal)

(Seal)

(Seal)

William H. Robertson Jr. (Seal)
WILLIAM H. ROBERTSON, JR.

Evelyn O. Robertson (Seal)
EVELYN O. ROBERTSON

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Sloan Y. Bashinsky, II, a Notary Public in and for said County, in said State, hereby certify that William H. Robertson, Jr. and wife, Evelyn O. Robertson 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of January, A. D., 1975

SLOAN Y. BASHINSKY, II Notary Public.