[redacted] [redacted] [redacted]

This instrument was prepared by

(Name) Calvin B. Watts 3243

(Address) 3300 Montgomery Highway, Birmingham, Alabama 2825

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 FOUR THOUSAND AND NO/100 ($4,000.00) DOLLARS

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

James Thomas Roberts and wife, Drema L. Roberts

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

Jerry R. Kilpatrick and wife, Monty A. Kilpatrick

(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 35, according to the map and survey of Oakdale Estates, as recorded in Map Book 5, Page 98, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to easements and restrictions of record.

Grantees herein agree to assume and pay that certain mortgage from James Thomas Roberts and wife, Drema L. Roberts to Collateral Investment Company, as recorded in Volume 338, Page 811; and transferred to Federal National Mortgage Association, as recorded in Mis. Book 8, Page 242, in the Probate Office of Shelby County, Alabama.

Grantees herein as part of purchase price and consideration for this deed, assume and agree to pay the indebtedness of that certain mortgage made by James T. Roberts to Collatera Mortgage Company, which mortgage is recorded in the Office of the Probate Court of Shelby County, Alabama, in mortgage record Volume 338, Page 811, and transferred to Federal National Mortgage Association, as recorded in Mis. Book 8, Page 242, in said Probate Office and for the same considera tion, grantees herein hereby assume the obligation of James T. Roberts under the terms and instruments and VA regulatio authorizing, creating and serving loan to indemnify the VA to the extent of any claim payment arising from the guarant or insurance of indebtedness above mentioned.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Deed Tax
1975 MAR -6 AM 8:09

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Connie Wadsworth
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.

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IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 3rd day of March, 1975.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Released
1975 MAR 27 AM 8:06

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Connie Wadsworth
JUDGE OF PROBATE

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WITNESS: (Seal)

(Seal)

(Seal)

James Thomas Roberts (Seal)

James Thomas Roberts

(Seal)

Drema L. Roberts

Drema L. Roberts (Seal)

General Acknowledgment

19750327000013500 1/1 $.00
Shelby Cnty Judge of Probate, AL
03/27/1975 12:00:00AM FILED/CERT

STATE OF ALABAMA
Shelby COUNTY }

BOOK

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Thomas Roberts and wife, Drema L. Roberts 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 3rd day of March A. D., 1975

Janice A. Watts
Notary Public.