

Mrs. Margaret Kyser

8308 South 8th Avenue, Birmingham, Ala.

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Shelby Cnty Judge of Probate, AL  
03/28/1975 12:00:00AM FILED/CERT

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WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Six Thousand Five Hundred (\$6,500.00)----- DOLLARS  
and the assumption of the mortgage described below,  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Bobby L. Kyser and wife, Margaret H. Kyser

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

ROBERT E. WALKER AND JEWEL M. WALKER

(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 79, according to the Survey of Deer Springs Estates, First Addition, as recorded in Map Book 5, Page 55, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted. Subject to easements, restrictions, and other matters of record, to include current taxes.

The Grantees herein, Robert E. Walker and Jewel M. Walker agree to assume and pay according to the terms thereof that certain Mortgage from Spearman Chance and Shirley A. Chance to Robinson Mortgage Company, Inc. in Mortgage Book 336, Page 890, in said Probate Office, and assigned to Federal National Mortgage Association in Misc. Book 8, Page 14, in said Probate Office.

BOOK 291 PAGE 369

STATE OF ALA. SHELBY CO. JUDGE OF PROBATE  
REC. BK. & PAGE AS SHOWN ABOVE  
U.C.C. FILE NUMBER OR  
1975 MAR 28 AM 9:00  
INSTRUMENT WAS FILED  
1975 MAR 28 AM 9:50  
Margaret H. Kyser

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: except as set forth herein, and current taxes,

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 and seal, this 24th day of March, 1975.

WITNESS:

Bobby L. Kyser

Margaret H. Kyser

State of Alabama

Jefferson

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bobby L. Kyser and wife, Margaret H. Kyser 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 24th day of March A. D., 1975.

Margaret N. Haugler

Notary Public