[redacted] [redacted] [redacted]

This instrument was prepared by

3413

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

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,

That in consideration of Five Hundred and No/100 ($500.00)----------DOLLARS

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

David Kromer, an unmarried man

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

Fred Kromer and wife, Doris Kromer

(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:

My undivided interests in and to the following described property:

Beginning at a point, 344 feet West of the Northeast corner of the Southeast one-fourth of the Southwest one-fourth of Section 28, Township 21 South, Range 4 West; thence running in a southwesterly direction 186 feet to the Tuscaloosa Public Road; thence in a Northwesterly direction 153 feet to the north side of said Tuscaloosa Public Road 50 feet; thence in a northerly direction 153 feet to the north line of said southeast one-fourth of the Southwest one-fourth of said Section 28; thence East along said forty line 163½ feet to the point of beginning.

The grantor, David Kromer, warrants that he is the son of, and the sole surviving heir at law and next of kin of Willie Kromer, who is now deceased and who formerly owned an undivided interest in and to the above described property, said Willie Kromer being survived by no other children or descendants of deceased children.

19750404000014650 1/1 $.00
Shelby Cnty Judge of Probate,AL
04/04/1975 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, I have hereunto set my hand(s) and seal(s), this 4th day of April, 1975.

WITNESS:

(Seal) David Earl Kromer (Seal)

(Seal) (Seal)

(Seal) (Seal)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1975 APR -4 PM 12 05
U.C.C. FILE NUMBER
BK. & PAGE AS SHOWN ABOVE
REC.
JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Kromer, an unmarried man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of April A. D., 1975

Mary D. Thompson
Notary Public.