

THIS INSTRUMENT PREPARED BY:
William J. Wynn, Attorney
720 Massey Building, B'ham, Al.

3966

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

State of Alabama }
JEFFERSON COUNTY } Know All Men By These Presents,

see Mtg 345-423

That in consideration of Forty One Thousand Five Hundred and no/100----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,
Billy R. Brantley and wife, Glenda D. Brantley
(herein referred to as grantors) do grant, bargain, sell and convey unto
Larry M. Tucker and wife, Jan D. Tucker
(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 5, Block 1 of the Third Sector of Fall Acres Subdivision which is recorded in Map Book 5, Page 79 in the Probate Office of Shelby County, Alabama; situated in and being a part of the S.E. 1/4 of the N.E. 1/4 of Section 3, Township 21 South, Range 3 West, Alabaster, Shelby County, Alabama.

Subject to:

- 1. General and special taxes for the year 1975, which taxes are not due or payable until October 1, 1975.
- 2. Easements and restrictions of record.

\$37,350.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

BOOK 291 PAGE 796

19750418000019130 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/18/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
U.C.C. FILE NUMBER OR
REC. OR. & PAGE AS SHOWN ABOVE
1975 APR 18 AM 8:19
Deed Book 4.50
INSTRUMENT WAS FILED

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:

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 S, this 16th day of April, 1975.

WITNESS:

Billy R. Brantley
BILLY R. BRANTLEY
Glenda D. Brantley
GLENDA D. BRANTLEY

State of ALABAMA }
JEFFERSON COUNTY } General Acknowledgement

I, Donna Sue Cox, a Notary Public in and for said County, in said State, hereby certify that Billy R. Brantley and wife, Glenda D. Brantley, 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 16th day of April A. D., 1975.

Donna Sue Cox
Notary Public