## THIS INSTRUMENT PREPARED BY:

William J. Wynn, Attorney

720 Massey Building, B'ham, Al.

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

State of Alabama

**JEFFERSON** 

COUNTY

Know All Men By These Presents,

See 194 345 423

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 County, Alabama to-wit: Shelby  $\mathbf{m}$ 

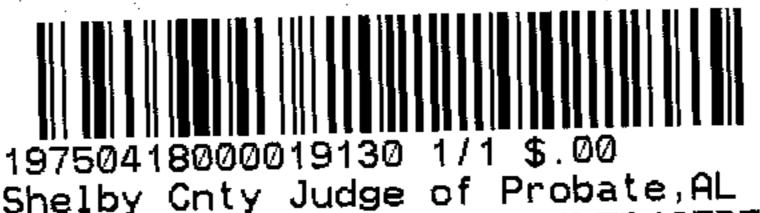
Lot 5, Block h of the Third Sector of Fall Acres Subdivision which is recorded in Map Book 5, Page 79 in the Probate Office of Shelby County, Alabama; situated in and being a part of the S.E.4 of the N.E. 4 of Section 3, Township 21 South, Range 3 West, Alabaster, Shelby County, Alabama.

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.

PACE 201 **B00K** 



Shelby Cnty Judge of Probate, AL 04/18/1975 12:00:00AM FILED/CERT CO

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. April day of

we

have hereunto set

our

hand and seal

16th , this

WITNESS:

**JEFFERSON** 

State of

General Acknowledgement

Given under my hand and official seal this

ALABAMA

Donna Sue Cox , a Notary Public in and for said County, in said State, Brantley hereby certify that Billy R. Brantley and wife, Glenda D. signed to the foregoing conveyance, and who are known to me, acknowledged before whose nameS they me on this day, that, being informed of the contents of the conveyance executed the same voluntarily

on the day the same bears date.

16th

day of

April

Nótary Public

FORM #ATC+3