

This instrument was prepared by

(Name) Linda O. Moore

(Address) 2718 South 19th Place, Birmingham, Alabama 35209

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

#500 + ASSUMED
Mtg in 344-736

That in consideration of Five Hundred and no/100-----Dollars

and the assumption of that certain mortgage at Guaranty Savings & Loan to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, John E. Schleder and wife, Ann C. Schleder

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Leonard Hultquist, II and wife, Mary Frances Hultquist

(Joint, with right of survivorship)

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot 19; Block 1, according to the survey of Green Valley Subdivision, Second Sector, as recorded in Map Book 6, Page 21 in the Probate Office of Shelby County, Alabama.

BOOK 291 PAGE 828

19750422000019610 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/22/1975 12:00:00AM FILED/CERT

U.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
1975 APR 22 PM 8:13

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.

~~TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns 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, We have hereunto set our hands(s) and seal(s), this 18th day of April, 1975.

(Seal)

(Seal)

(Seal)

John E. Schleder (Seal)

Ann C. Schleder (Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the Undersigned, a Notary Public in and for said County, in said State, hereby certify that John E. Schleder and wife, Ann C. Schleder 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. 18th April

Given under my hand and official seal this 18th day of April, 1975.

Linda O. Moore

Notary Public