

This instrument was prepared by

(Name) W. L. Longshore, Jr., Attorney

(Address) 423 Frank Nelson Building - Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Seven Thousand and no/100--(\$27,000.00)----- DOLLARS

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

Richard Earl Hughes and wife, Janet Ruth Hughes

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

Roger C. Littlefield and wife, Virginia R. Littlefield

(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

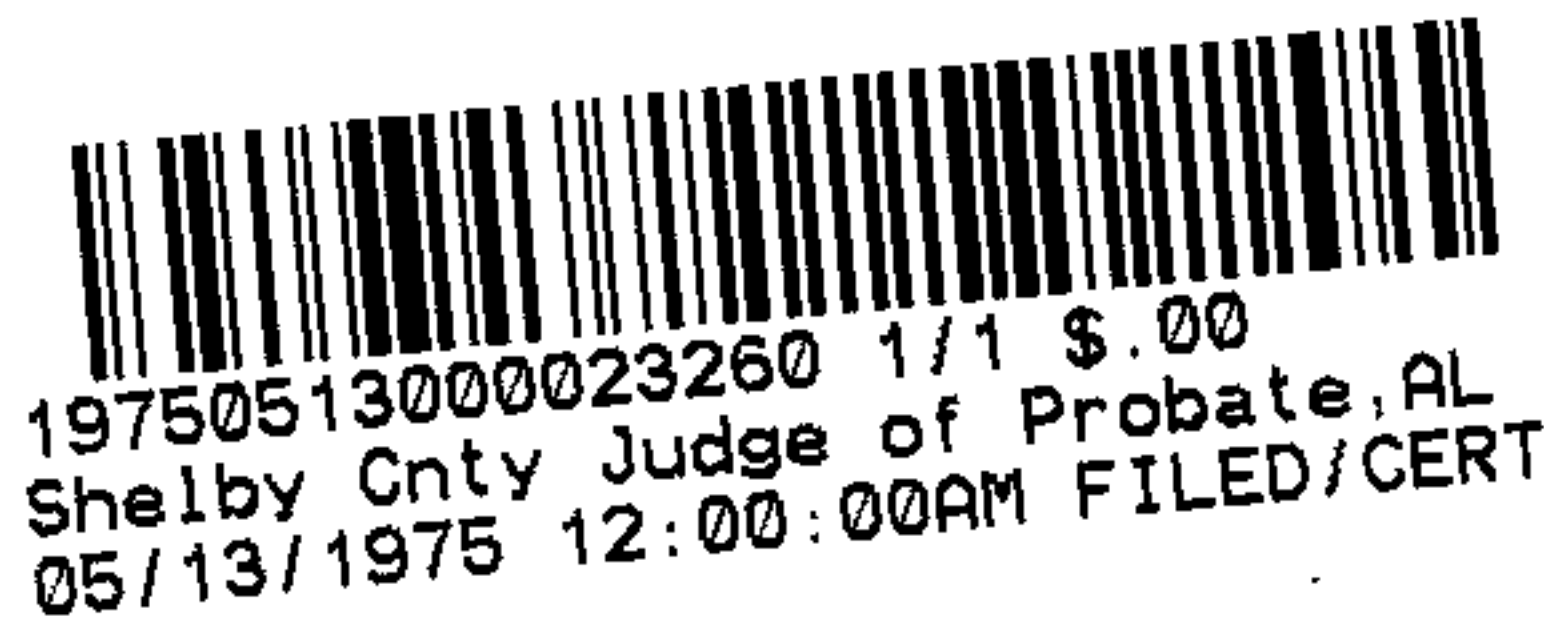
in Shelby County, Alabama to-wit:

Lots 9 & 10, Block 6, according to the survey of Alabaster Gardens, as recorded in Map Book 3, page 156, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for current year, 1975.
2. Restrictions recorded in Volume 175, page 68, in the Probate Office of Shelby County, Alabama.

\$26,050.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



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, we have hereunto set our hand(s) and seal(s), this 9th day of May, 19 75.

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

Richard Earl Hughes (Seal)
Richard Earl Hughes

Janet Ruth Hughes (Seal)
Janet Ruth Hughes

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Richard Earl Hughes and wife, Janet Ruth Hughes

whose name s 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 9th day of May, A. D., 19 75.

Melvin C. Scroggin
Notary Public.