

(Name) HARRISON AND CONWILL

(Address) Columbiana, Alabama 35051

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

nty 346-120

considerations

That in consideration of ~~One Thousand and no/100 Dollars and other good and valuable/~~ DOHARSx

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

Francis P. Givhan and wife, Frances L. Givhan

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

Adolph E. Pratscher and wife, Arline H. Pratscher

(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:

A part of Lot 40 according to the Original Plan of Montevallo, Alabama, being more particularly described as follows: Beginning on the southeast margin of Main or Broad Street at the northernmost corner of Lot 40 and run thence southeast along the north-east line of said Lot 40 a distance of 109 feet; thence in a southwesterly direction and parallel with Main or Broad Street 37.5 feet; thence in a northwesterly direction and perpendicular to Main or Broad Street a distance of 109 feet to the southeast margin of Main or Broad Street; thence in a northeasterly direction along the southeast margin of Main or Broad Street 37.5 feet to the point of beginning; situated in Shelby County, Alabama.

It is understood and agreed that the wall located along the southwesterly side of said parcel of land is a party wall and is jointly owned by the parties hereto, and all the rights and privileges of a joint owner in and to said wall are hereby granted.

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Shelby Cnty Judge of Probate, AL
05/21/1975 12:00:00AM FILED/CERT

Conrad H. H. H.
JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
1975 MAY 21 PM 12:02

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 19th day of May, 1975

WITNESS:

(Seal)

Francis P. Givhan
Francis P. Givhan (Seal)
Frances L. Givhan
Frances L. Givhan (Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Dean C. Hunt, a Notary Public in and for said County, in said State, hereby certify that Francis P. Givhan and wife, Frances L. Givhan 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 19th day of May, A. D., 19 75

FILE ALA-31

Dean C. Hunt

Notary Public.

My Commission Expires October 4, 1977