

4850

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

State of Alabama }
SHELBY COUNTY }

Know All Men By These Presents,

see mty 346-214

That in consideration of (\$58,500.00) Fifty-eight 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,

Ronald D. Craddock and wife, Nancy S. Craddock

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

Bennett L. Wade and Margaret F. Wade

(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 29, in Block 1, according to the Survey of Awtrey and Scott Addition to Altadena South, as recorded in Map Book 5, Page 121, and amended in Map Book 5, Page 123, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, exceptions, restrictions and reservations of record.

\$46,800.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

19750529000025750 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/29/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1975 MAY 29 AM 8:16
Dell Lee 12:00
Conrad M. Brannen
JUDGE OF PROBATE

BOOK 292 PAGE 376

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 23rd day of May, 19 75

WITNESS:

Ronald D. Craddock
Nancy S. Craddock
Nancy S. Craddock

State of ALABAMA

JEFFERSON COUNTY

General Acknowledgement

I, the undersigned hereby certify that Ronald D. Craddock and wife, Nancy S. Craddock, 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 23rd day of May A. D. 19 75

John F. DeBry
Notary Public