

This instrument was prepared by

(Name) RICHARD W. BELL, Attorney at Law

(Address) P. O. Box 427, Pelham, Alabama 35124

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen thousand dollars (\$15,000.00) DOLLARS and the assumption of that certain mortgage recorded in Mortgage Book 327, Page 34 in the Probate Office of Shelby County, Alabama to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Johnny Duncan and wife, Janice C. Duncan,
(herein referred to as grantors) do grant, bargain, sell and convey unto Jerry A. Butler and wife,
Janet T. Butler,

(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 27, according to Map of Little Oak Ridge Estates,
Second Sector, as recorded in Map Book 5 on Page 39,
in Probate Office of Shelby County, Alabama.
Subject to easements, building set back line and transmission line permit of record.

BOOK 292 PAGE 432

19750602000026110 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/02/1975 12:00:00AM FILED/CERT

JUDGE OF PROBATE

1975 JUN -2 PM 7:15

INSTRUMENT WAS FILED

STATE OF ALA. SHELBY 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, 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 23 day of May, 1975

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

Johnny Duncan (Seal)
JOHNNY DUNCAN

Janice C. Duncan (Seal)
JANICE C. DUNCAN

_____(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 JOHNNY DUNCAN and wife JANICE C. DUNCAN 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 each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of May, A. D., 1975

Diana Dabbs
Notary Public.