

This instrument was prepared by

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Attorneys at Law
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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,

see mtg 346-462

That in consideration of Six Thousand and no/100 Dollars and other good and valuable consideration and the assumption of the unpaid balance due on that certain mortgage to Cobbs, Allen and Hall Mtg. Co., Inc., recorded in Mtg. Bk. 331, page 89 in the Probate Office of Shelby County, A to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

William Dillahunty and wife, Margaret Dillahunty

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

Jimmie W. Brooks and Frances S. Brooks

(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 No. 1 in Triple Springs Subdivision as shown by map recorded in Map Book 5, page 34 in the Probate Office of Shelby County, Alabama.

Subject to restrictions of Triple Springs Subdivision recorded in Deed Book 256, page 481 in Probate Office.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 JUN 11 AM 11:32
JUDGE OF PROBATE

19750611000028120 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/11/1975 12:00:00AM FILED/CERT

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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 11th day of June, 1975.

WITNESS:

(Seal)
(Seal)
(Seal)

William Dillahunty (Seal)
Margaret Dillahunty (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that William Dillahunty and wife, Margaret Dillahunty 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 11th day of June, A. D., 1975.

Martha B. Joiner
Notary Public.