

This instrument was prepared by

(Name) Billy F. Mitchell

(Address) 471 Del Rio Drive, B'ham, Alabama 35235 546

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 Ten Thousand and 00/100 (\$10,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ralph E. Stephens and wife, Gertrude W. Stephens (herein referred to as grantors) do grant, bargain, sell and convey unto

James W. Duke and wife, Mary Joyce Duke

(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 16, Block 2, according to map of Pine Hill Subdivision in the Town of Vincent, Alabama, as recorded in Map Book 4, Page 45, in the office of the Judge of Probate of Shelby County, Alabama.

Exceptions

Taxes due and payable October 1975 to be prorated.

All rights of redemption from the foreclosure of that certain mortgage given by Robert Wayne Willis and wife, Jeanette C. Willis to Ralph E. Stephens and wife, Gertrude W. Stephens recorded in Real Volume 313, Page 889; said foreclosure being evidenced by foreclosure deed to Ralph E. Stephens and wife, Gertrude W. Stephens recorded in Real Volume 288, Page 539.

All recorded encroachments, overlaps, overhangs and easements

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED

1975 JUN 13 AM 11:12

Judge of Probate

19750613000030530 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
06/13/1975 12:00:00AM FILED/CERT

BOOK 292 PAGE 848

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 10<sup>th</sup> day of June, 1975.

WITNESS:

(Seal)  
(Seal)  
(Seal)

Ralph E. Stephens (Seal)  
Ralph E. Stephens  
Gertrude W. Stephens (Seal)  
Gertrude W. Stephens (Seal)

STATE OF ALABAMA  
COUNTY

General Acknowledgment

I, Winston B. Clark, Jr., a Notary Public in and for said County, in said State, hereby certify that Ralph E. Stephens and wife, Gertrude W. Stephens 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 10<sup>th</sup> day of June, A. D., 1975

Winston B. Clark, Jr. Notary Public