

This instrument was prepared by

5528

(Name) Larry L. Halcomb, C/o SEIER & HALCOMB, Attorneys at Law

(Address) 3349 Montgomery Highway, Homewood, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy One Thousand and no/100-----DOLLARS  
*See Mtg 346-563* (\$71,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, BAKER PROPERTIES, a partnership composed of Joe Baker & Larry J. Baker (herein referred to as grantors) do grant, bargain, sell and convey unto

Michael Joe Muterspaw & JoAnn Ruth Muterspaw

(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 7, Block 1, according to the survey of Applecross, as recorded in Map Book 6, Pages 42A & B, in the Probate Office of Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

\$55,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

19750619000031600 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
06/19/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1975 JUN 19 AM 8:26  
*Carol M. ...*  
JUDGE OF PROBATE

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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 (~~xxx~~) do for myself (~~xxxxxx~~) and for my (~~xxx~~) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (~~xxxxxx~~) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (~~xxx~~) have a good right to sell and convey the same as aforesaid; that I (~~xxx~~) will and my (~~xxx~~) 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, I have hereunto set my hand(s) and seal(s), this 16th day of June, 19 75.

WITNESS:

.....(Seal)  
.....(Seal)  
.....(Seal)

BAKER PROPERTIES, a partnership  
BY: *Larry J. Baker Pres.* (Seal)  
.....(Seal)  
.....(Seal)

STATE OF ALABAMA }  
JEFFERSON COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that *Larry J. BAKER* whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of June A. D., 19 75.

*Larry L. Halcomb*  
Notary Public.