

THIS INSTRUMENT PREPARED BY:

James M. Tingle

912 City Federal Bldg.
Birmingham, Alabama

5625

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

State of Alabama

JEFFERSON

COUNTY

Know All Men By These Presents,

That in consideration of Twenty Thousand and no/100 (\$20,000.00) DOLLARS
and the assumption of the hereinafter described mortgage
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Carl R. Nagel and wife, Nettie B. Nagel

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

Robert L. Harger, Jr. and wife, Carolyn Harger

(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 12, according to the map and survey of Indian Valley Ranchettes, as recorded in Map Book 5, page 77 in the Probate Office of Shelby County, Alabama. Minerals and mining rights excepted.

Subject to:

1. Easements and building line as shown by recorded plat.
2. Restrictions as recorded in Vol. 269, page 470 in said Probate Office.
3. Ad valorem taxes for the current tax year, 1975.

And as a further part of the consideration herein the Grantees assume and agree to pay the balance of that certain mortgage heretofore executed by the Grantors herein to Citizens Mortgage Corporation recorded in Volume 339, page 606 and transferred to Manufacturers Hanover Trust Company by instrument recorded in Vol. 8, page 713 in the Probate Office of Shelby County, Alabama, according to the terms set out therein.



19750623000032350 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/23/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 JUN 23 PM 7:33
Beel J. M. ...
C. ...
JUDGE OF PROBATE

BOOK 293 PAGE 73

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 hands and seals, this 20th day of June, 19 75

WITNESS:

[Signature]

[Signature]
Carl R. Nagel
[Signature]
Nettie B. Nagel

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carl R. Nagel and wife, Nettie B. Nagel 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 20th day of June A. D., 19 75.

[Signature]
Notary Public