

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

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of (\$15,700.00) Fifteen Thousand Seven Hundred and no/100----- 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,

Robert R. Nichols and wife, Doris E. Nichols

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

Edward B. Hughes and Linda S. Hughes

(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 22, according to the Survey of Indian Valley, Second Sector, as recorded in Map Book 5, Page 75, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to easements, exceptions, restrictions and reservations of record.

Grantees herein expressly agree and promise to pay that certain mortgage from Robert R. Nichols and wife, Doris E. Nichols to Birmingham Federal Savings and Loan Association in Mortgage Book 326, page 753, according to the terms and conditions contained therein and the indebtedness thereby secured.



19750703000034810 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/03/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 JUL -3 AM 8:59
Recd for 1600
Consolidation
JUDGE OF PROBATE

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 hand and seal, this 9th day of June, 1975.

WITNESS:

Robert R. Nichols
Robert R. Nichols
Doris E. Nichols
Doris E. Nichols

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert R. Nichols and wife, Doris E. Nichols 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 9th day of June, 1975