

This instrument was prepared by

(Name) Michael J. Romeo, Attorney

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6026

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Six Thousand Five Hundred & No/100-----DOLLARS

See MTG 347-103

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Edward M. Scully & wife, Kathleen E. Scully

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

Thomas I. Nelson & wife, Carol B. Nelson

(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 76, Block 1, according to Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, page 107, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due and payable October 1, 1975.
2. Easements and building line as shown on recorded map.
3. Restrictions appearing of record in Vol. 2, page 224.

\$39,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.



19750707000035360 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/07/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY Co.
CERTIFY THIS
INSTRUMENT WAS FILED
1975 JUL - 7 PM 10: 53

Edward M. Scully
Consignee
JUDGE OF PROBATE

293 PAGE 297
800K

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 3rd day of July, 1975.

WITNESS:

(Seal)

(Seal)

(Seal)

Edward M. Scully

(Seal)

Edward M. Scully

(Seal)

Kathleen E. Scully

(Seal)

Kathleen E. Scully

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned

hereby certify that Edward M. Scully & wife, Kathleen E. Scully 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 3rd day of July

A. D., 19 75

Notary Public