

This instrument was prepared by

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

(Address) 3349 Montgomery Highway, Homewood, Alabama 35209 *6245*

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.

*See Mtg 347-274*

That in consideration of Fifty Seven Thousand Nine Hundred and no/100 (\$57,900.00) DOLLARS

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

E. H. Simmons, Jr. & wife, Diane Simmons

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

Jerald C. Clark & Nancy L. Clark

(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 11, according to the map and survey of Little Oak Ridge Estates, Second Sector, as recorded in Map Book 5, Page 39, in the Probate Office of Shelby County, Alabama.

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

\$44,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



19750715000037630 1/1 \$0.00  
Shelby Cnty Judge of Probate, AL  
07/15/1975 12:00:00AM FILED/CERT

Deed Tax 15-50  
Court of Probate  
WITNESS OF PROPERTY

1975 JUL 15 PM 2:55  
SC:2 H110715/6

STATE OF ALABAMA  
SHERIFF  
INSTRUMENT WAS FILED

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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  (we) do for ~~ourselves~~ (ourselves) and for ~~us~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that  (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that  (we) have a good right to sell and convey the same as aforesaid; that  (we) will and ~~do~~ (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 *14*

day of July, 19 75.

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

*E. H. Simmons, Jr.*  
*Diane Simmons*  
DIANE SIMMONS

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 E. H. Simmons, Jr. & wife, Diane Simmons, whose names are 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 *14* day of July

A. D., 1975

*Larry L. Halcomb*  
Notary Public