

Dale Corley
1407 City Federal Building
Birmingham, Alabama 35203

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

State of Alabama

JEFFERSON

COUNTY

6621
Know All Men By These Presents,

That in consideration of Eighteen Thousand Three Hundred (\$18,300.00)----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Herald Keith Tucker and wife, Martha D. Tucker,

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

Floyd D. Crooks, Jr., Mildred McCorstin Crooks, and Catherine Fryer Crooks

(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, in Block 3, according to the Survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, Page 107, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Current taxes.
2. Easements and building line as shown on recorded map.
3. Restrictions appearing of record in Misc. Volume 2, Page 224.
4. Right of way granted to Alabama Power Company by instrument(s) recorded in Deed Book 108, Page 378, and Deed Book 108, Page 379.
5. Right of way in favor of Alabama Power Company and Southern Bell Telephone & Telegraph Co. by instrument(s) recorded in Deed Book 277, pg.640.
6. Right of way granted to South Central Bell Telephone Company by instrument(s) recorded in Deed Book 276, Page 39.

As a part of the consideration for the execution of this conveyance, the grantees herein do assume and agree to pay that certain mortgage to First Federal Savings & Loan Association of Bessemer recorded in Mortgage Book 333, Page 159.



19750801000041120 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/01/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 AUG - 1 PM 8:21
Dale Corley
JUDGE OF PROBATE

BOOK 293 PAGE 728
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 ~~X~~ (we) do, for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~I~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances: except as set forth hereinabove

that ~~K~~ (we) have a good right to sell and convey the same as aforesaid; that ~~K~~ (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 s, this 25th day of July, 1975.

WITNESS:

Herald Keith Tucker
Herald Keith Tucker

Martha D. Tucker
Martha D. Tucker

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Herald Keith Tucker and wife, Martha D. Tucker, 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 25th day of July A. D., 1975.

Dale Corley
Notary Public