

This instrument was prepared by

(Name) Jenkins & Wallis, Attorneys

(Address) 300 Frank Nelson Bldg., Birmingham, Ala.

6653

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of --Thirty-three Thousand and no/100 (\$33,000.00)----- DOLLARS

See Mtg 347-618

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

William C. Piper and wife, Nola Jean Piper,

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

Spruce Alfred McRee and wife, Georgeanne McRee,

(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 Jefferson County, Alabama to-wit:

Lot 4, Block 7, according to the survey of Oak Mountain Estates, as recorded in Map Book 5, page 83, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

Taxes for the year 1975 which are a lien but not due and payable until October 1, 1975.

35-foot building line; 7.5 foot easement on rear as shown by recorded map.

Restrictions recorded in Vol. 272, page 322, of said Probate Office.

\$31,450.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



19750804000041220 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/04/1975 12:00:00AM FILED/CERT

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 31st. day of July, 1975.

WITNESS

STATE OF ALABAMA

Jefferson COUNTY

1975 AUG -4 AM 7:32

Deed 347-618

Conrad J. Parker

JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

William C. Piper

William C. Piper

Nola Jean Piper

Nola Jean Piper

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William C. Piper and wife, Nola Jean Piper, 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 31st. day of July

Patricia Adams Shroder

My Commission Expires October 18, 1976

Notary Public