

This instrument was prepared by

(Name) Betty Culver

(Address) 1570 Bessemer Road, Birmingham, Ala. 1348

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,

That in consideration of Eight Thousand Eight Hundred and no/100 DOLLARS and assumption of hereinafter described mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James Arthur Akin and wife, Linda Lee Akin

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

Frank J. Duckworth and wife, Glenda F. Duckworth

(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 4, Block 5, according to Oak Mountain Estates, Second Sector as recorded in Map Book 5, page 76, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

Subject to mortgage to Molton, Allen & Williams Inc. recorded in Volume 322, page 444, in the Probate Office of Shelby County, Alabama, and assigned to Palmetto Federal Savings & Loan Association in Misc. Volume 1, page 496, in said Probate Office, which mortgage grantees named herein hereby agree to assume and pay.

BOOK 294 PAGE 246



19750903000047820 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/03/1975 12:00:00AM FILED/CERT

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1975 SEP -3 AM 8:09
Need file 9.00
Conrad H. Duckworth
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, 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 15th day of August, 19 75.

WITNESS:

..... (Seal)
..... (Seal)
..... (Seal)

James Arthur Akin (Seal)
(James Arthur Akin)
Linda Lee Akin (Seal)
(Linda Lee Akin)
..... (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Arthur Akin and wife, Linda Lee Akin 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 15th day of August, A. D., 19 75.

Betty Culver
Notary Public