

This instrument was prepared by

(Name) Robert O. Driggers, Attorney At Law

(Address) 2824 Linden Avenue, Homewood, Alabama 35209 7401

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

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO THOUSAND SEVEN HUNDRED AND NO/100 (\$2,700.00) ---- DOLLARS and the assumption of the hereinafter described mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, JAMES FREDERICK KELLEY, JR. and wife, DENISE M. KELLEY (herein referred to as grantors) do grant, bargain, sell and convey unto

GEORGE R. STRITIKUS and wife, JOY H. STRITIKUS

(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 2, according to the survey of Fernwood, First Sector, as recorded in Map Book 5, Page 58, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

- 1. Taxes due in the year 1975, and thereafter.
2. 35 foot building line as shown by recorded map.
3. Restrictions contained in Volume 264, Page 508, in the Probate Office of Shelby County, Alabama.
4. Mineral and mining rights and rights incident thereto recorded in Volume 48, Page 461, in said Probate Office.
5. Easement to Alabama Power Company recorded in Volume 178, Page 280, Volume 188, Page 544 and Volume 129, Page 37, in said Probate Office.

As part of the purchase price and consideration for this deed, the Grantees herein assume and agree to pay the indebtedness evidenced by that certain mortgage in favor of Real Estate Financing, Inc., as recorded in Real Volume 341, Page 569, in the Probate Office of Shelby County, Alabama, and assigned to Federal National Mortgage Association in Misc. Volume 9, Page 248, in said Probate Office.

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 29th day of August, 1975

BOOK 294 PAGE 76
STATE OF ALABAMA
INSTRUMENT FILED
1975 SEP - 4 PM 12:00
Seal Fee \$3.00
Clarence M. ...
JUDGE OF PROBATE

James Frederick Kelley, Jr. (Seal)
JAMES FREDERICK KELLEY, JR.
Denise M. Kelley (Seal)
DENISE M. KELLEY

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

19750904000048150 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/04/1975 12:00:00AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES FREDERICK KELLEY, JR. and wife, DENISE M. KELLEY whose name s 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 29th day of August, A. D. 1975

Robert O. Driggers
Notary Public
My Commission Expires May 8, 1978