

This instrument was prepared by

(Name) Robert E. Carter, Attorney ⁶⁵⁷

(Address) 3928 Montclair Road, Suite 218, Birmingham, Alabama 35213

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,

See Mtg 350-573

That in consideration of Twenty Thousand Three Hundred and 00/100 (\$20,300.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Homer J. Karr and wife, Helen M. Karr

(herein referred to as grantors) do grant, bargain, sell and convey unto
Norbert L. Cutler and wife, Joann Cutler

19751201000067010 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/01/1975 12:00:00AM FILED/CERT

(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:

Commence at the NE corner of the NE 1/4 of SE 1/4 of Section 34, Township 20 South, Range 3 West and run thence West along the North line of said 1/4 1/4 Section a distance of 225 feet; thence turn an angle of 91° 13' 39" to the left and run a distance of 100 feet to the point of beginning of the lot herein described; thence continue along the same course a distance of 100.0 feet; thence turn an angle of 88° 46' 21" to the left and run a distance of 200.0 feet to a point on the West line of 12th Street NW; thence turn an angle of 91° 13' 39" to the left and run along the West margin of said 12th Street NW, parallel with the East line of said 1/4 1/4 Section a distance of 100 feet to a point; thence turn an angle of 88° 46' 21" to the left and run parallel with the North line of said 1/4 1/4 Section a distance of 200 feet to the point of beginning.

Mineral and mining rights excepted.

Subject to all easements, restrictions and right of ways of record.

The Grantees herein expressly agree to assume and pay that certain mortgage heretofore executed by Homer J. Karr and wife, Helen M. Karr to Real Estate Financing, Inc. as recorded in Map Book 326, page 834 in the Probate Office of Shelby County, Alabama, and assigned to Franklin Federal Savings and Loan Association of Wilkes-Barre by assignment as recorded in Misc. Book 3, page 673 in said Probate Office. \$8,084.88 of the consideration recited above was from the proceeds of a second mortgage loan closed simultaneously 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. ^{here-}
^{with.}

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 28th day of November, 1975.

WITNESS:

STATE OF ALABAMA
SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED

75 DEC -1 AM 7:55

Recd Sep 13.52

Comd by Probate

JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

Homer J. Karr

Homer J. Karr

Helen M. Karr

Helen M. Karr

(Seal)

(Seal)

(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Homer J. Karr and wife, Helen M. Karr 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 28th day of November, A.D., 1975.

[Signature]
Notary Public.

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