

1377

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

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of (\$7,500.00) Seven Thousand Five Hundred and no/100 ----- 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,

Michael J. Derrick and wife, Karen M. Derrick

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

C.B. Bartlett, Jr. and Shirley L. Bartlett

(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 20, according to the Survey of Indian Valley, Third Sector, as recorded in Map Book 5, Page 97, in the office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to easements, exceptions, restrictions and reservations of record.

Grantees herein expressly agree and promise to pay that certain mortgage from Michael J. Derrick and wife, Karen M. Derrick to Home Federal Savings and Loan Association of Birmingham in mortgage Book 330, page 32, according to the terms and conditions contained therein and the indebtedness thereby secured.

BOOK 296 PAGE 344

19751231000073790 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
12/31/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1975 DEC 31 AM 9:10  
Deed Book 7-50  
Conveyance  
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:

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 and seal S, this 15th day of December, 19 75

WITNESS:

Michael J. Derrick  
Karen M. Derrick

State of

ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned, hereby certify that Michael J. Derrick and wife, Karen M. Derrick 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 December

A.D., 19 75

[Signature]