

This instrument was prepared by

(Name) Frank K. Bynum, Attorney 1427

(Address) 1701 City Federal Building, Birmingham, Alabama 35203

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

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of *See Mtg 351-397* TWENTY THREE THOUSAND FIVE HUNDRED AND NO/100---(\$23,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Lucinda Martin Petty, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

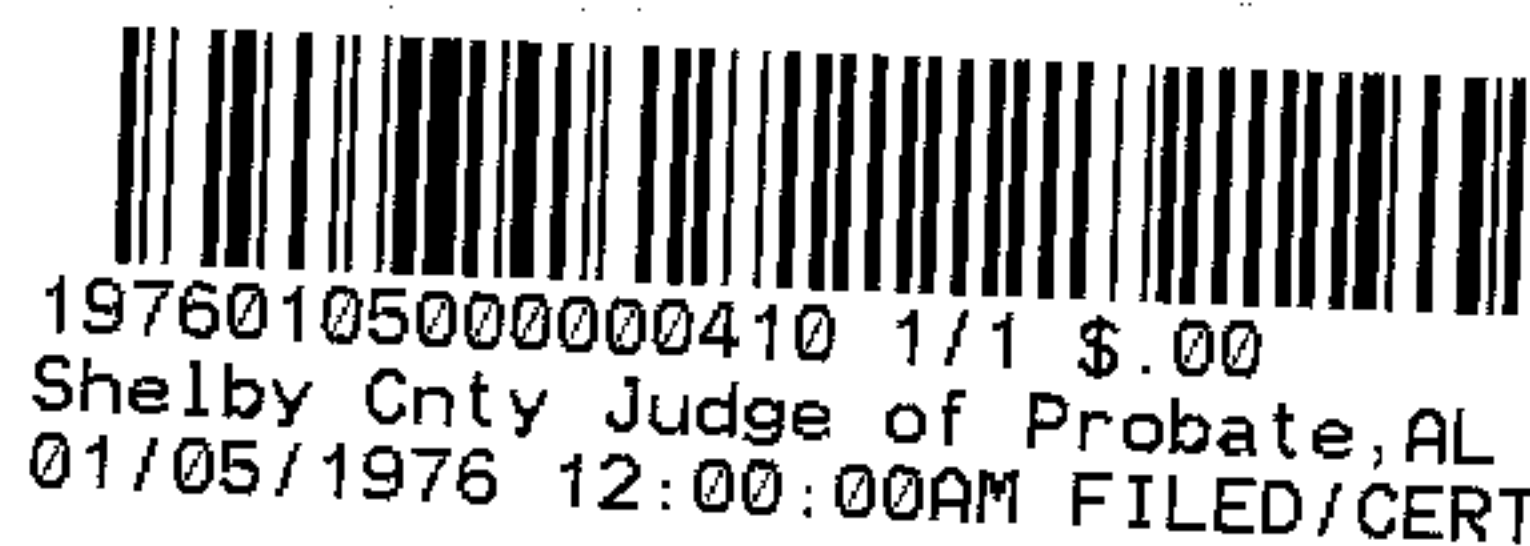
Walter Earl Trogdon and wife, Dorothy E. Trogdon

(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, in Block 2, according to the Survey of Armstrong Estates, First Sector, as recorded in Map Book 5, Page 19, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$23,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1976 JAN -5 AM 8:09
See Mtg 351-397
Corynne H. Bynum
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, I have hereunto set my hand(s) and seal(s), this 30th day of December, 1975.

WITNESS:

(Seal) _____ (Seal)
Lucinda Martin Petty
(Seal) _____ (Seal)
(Seal) _____ (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned _____ Notary Public in and for said County, in said State, hereby certify that Lucinda Martin Petty, an unmarried woman whose name is _____ signed to the foregoing conveyance, and who is _____ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December, A. D., 1975.

Frank K. Bynum
Notary Public.