

This instrument was prepared by

(Name) Beatrice S. Wright of Bob Watkins Realty Company

(Address) 1078 Montgomery Highway, Birmingham, Alabama, 35216 1767

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 see Mtg 351-642 ~~---Thirty-four thousand five hundred and no/100 (\$34,500)---~~ DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
William Francis Thompson and wife, Linda Diane Thompson

(herein referred to as grantors) do grant, bargain, sell and convey unto James Craig Moore and Sabrina F. Moore

(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 Grady King's Subdivision, as recorded in Map Book 5, page 81, in the Probate Office of Shelby County, Alabama.

Subject to:
Taxes due for the current year.
10 foot easement on rear as shown by recorded map.

\$31,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

19760119000003480 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/19/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 JAN 19 AM 7:54
Recd Std 3:50
Conrad P. R. R. R.
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 15 day of JANUARY, 1976.

WITNESS:

.....(Seal)

.....(Seal)

.....(Seal)

William Francis Thompson (Seal)
William Francis Thompson

Linda Diane Thompson (Seal)
Linda Diane Thompson

.....(Seal)

STATE OF ALABAMA
.....COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Francis Thompson and wife, Linda Diane Thompson 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 15 day of JANUARY, A. D., 1976.

William Robert Watkins
Notary Public.

My Commission Expires July 2, 1977