

THIS INSTRUMENT PREPARED BY:

Larry L. Halcomb & SEIER & HALCOMB

3349 Montgomery Highway, Homewood, Al.

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 Twenty six thousand and no/100 (\$26,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Billy W. Erwin and wife, Sharon R. Erwin

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

Robert L. Young and Gloria M. Young

(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:

Estate 6-A, according to the Survey of Wildwood Park Residential Estates, as recorded in Map Book 5, page 78, in the Probate Office of Shelby County, Alabama. Mineral and mining rights reserved.

Subject to restrictions, easements and rights of way of record.

\$15,000.00 of the above consideration was paid from the proceeds of two mortgages, one for \$10,000.00 and one for \$5,000.00



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Shelby Cnty Judge of Probate, AL
04/30/1976 12:00:00AM FILED/CERT

BOOK 298 PAGE 339

STATE OF ALABAMA
INSTRUMENT WAS FILED
1976 APR 30 AM 8:48
Need Not 11:00
Come to Probate
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, this 29th day of April, 1976

WITNESS:

Billy W. Erwin
BILLY W. ERWIN

Sharon R. Erwin
SHARON R. ERWIN

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Billy W. Erwin and wife, Sharon R. Erwin 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 29th day of April

A.P. 1976

My Commission Expires January 23, 1978

FORM #ATC-3

My Commission Expires January 23, 1976

Larry L. Halcomb

Notary Public