

This instrument was prepared by

(Name) John C. Hensley

(Address) 524 North 21st Street, B'ham, Alabama

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-Two Thousand Five Hundred - - - - - and NO/100 DOLLARS

See Mtg 354-176

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James Marshall Grayson, Jr., and wife, Deborah Cay Grayson

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

R. L. Matkin and wife, Marie I. Matkin

(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 6, Block 6, according to the Plat of Kerry Downs, a subdivision of Inverness, as recorded in Map Book 5, on Page 135, in the Probate Office of Shelby County, Alabama.

\$60,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

BOOK 238 PAGE 426

19760503000039250 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/03/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 MAY -3 AM 8:09
Deed J.M. Grayson
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 22nd day of April, 1976

WITNESS:

(Seal)
(Seal)
(Seal)

James Marshall Grayson, Jr. (Seal)
James Marshall Grayson, Jr.
Deborah Cay Grayson (Seal)
Deborah Cay Grayson

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Marshall Grayson, Jr., and wife, Deborah Cay Grayson 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 22nd day of April, A. D., 1976

[Signature]

NOTARY PUBLIC