

This instrument was prepared by

(Name) Sloan Y. Bashinsky, II, Attorney at Law 5431

(Address) 503 City Federal Building, Birmingham, Alabama 35203

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 Eighteen Thousand Five Hundred and No/100---- (\$18,500.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, *See Mtg 354-771*
Billy Max Brown and wife, Patricia Ann Brown

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

Elton Baxter Hill and wife, Bertha Laverne Hill

(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:

Lots 12 and 13, in Block "K", according to Resurvey of Russel R. Hetz Property as recorded in Map Book 3, Page 119, in the Probate Office of Shelby County, Alabama. Situated in the Town of Calera, Shelby County, Alabama.

\$12,500.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1976 MAY 24 PM 7:36
Deed 354-771
General Acknowledgment
JUDGE OF PROBATE

19760524000047880 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/24/1976 12:00:00AM FILED/CERT

BOOK 298 PAGE 639

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 20th day of May, 1976.

WITNESS:

(Seal) *Billy Max Brown* (Seal)
Billy Max Brown
(Seal) *Patricia Ann Brown* (Seal)
Patricia Ann Brown
(Seal) _____ (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy Max Brown and wife, Patricia Ann Brown 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 20th day of May, A. D., 1976

Sloan Y. Bashinsky, II
Notary Public.