

This instrument was prepared by

6118

(Name) FERREE & ARMSTRONG

(Address) P. O. Box 1007, Alabaster, Alabama 35007

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Two Thousand Five Hundred Dollars-----(\$32,500.00) DOLLARS

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

Kenneth C. Carver and wife Lynn Handley Carver

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

Dennis M. Joseph and wife Linda L. Joseph

(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 #23, according to the map and survey of Kenton Brant Nickerson sub-division as recorded in Map Book 5, Page 53, in the Probate Office of Shelby County, Alabama, situated in Shelby County, Alabama.

Subject to the existing mortgage recorded in Mortgage Book 317, Page 522.

BOOK 299 PAGE 372

19760618000056380 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/18/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 JUN 18 AM 9:57
Deed Book 1330
Cora M. Anderson
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 17th day of June, 1976

WITNESS:

(Seal)

(Seal)

(Seal)

Kenneth C. Carver (Seal)
Kenneth C. Carver
Lynn Handley Carver (Seal)
Lynn Handley Carver (Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, John N. Ferree, Jr., a Notary Public in and for said County, in said State, hereby certify that Kenneth C. Carver and wife Lynn Handley Carver 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 17th day of June, A. D., 1976

John N. Ferree, Jr.

John N. Ferree, Jr.

Notary Public.

My commission expires 12/16/79.