

State of Alabama
JEFFERSON COUNTY

} Know All Men By These Presents,

6533

That in consideration of THREE THOUSAND and NO/100 (\$3,000.00) DOLLARS and the assumption of the hereinafter described mortgage to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, BART NELSON and wife, MARIE C. NELSON (herein referred to as grantors) do grant, bargain, sell and convey unto EDDIE L. CLARKE and wife, KAY E. CLARKE

(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 14, Block 1 according to Map of Bermuda Hills, First Sector as recorded in Map Book 6 page 1 in the Probate Office of Shelby County, Alabama.

As a part of the consideration herein, Grantee agrees to assume and pay according to the terms thereof that certain mortgage executed by Leslie Alan Kline and wife, Mary Susan Kline to Dothan Federal Savings and Loan Association dated December 30, 1974, recorded in Mortgage Book 343 page 639 in the Probate Office of Shelby County, Alabama, the balance due upon said mortgage at the date hereof being THIRTY SIX THOUSAND FOUR HUNDRED TWELVE and 76/100 DOLLARS (\$36,412.76).

Subject to easements and restrictions of record.

299 PAGE 640
BOOK

19760706000062280 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/06/1976 12:00:00AM FILED/CERT

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 S, this 30th day of June, 1976.

WITNESS:

Bart Nelson (SEAL)
Bart Nelson

Marie C. Nelson (SEAL)
Marie C. Nelson

Prepared by: David Tanner, Atty.
First Nat'l-Sou. Nat Bldg.
Birmingham, Alabama 35203

MAIL TO: David Tanner, Atty.
First Nat'l-Sou. Nat'l Bldg.
Birmingham, Ala 35203

BART NELSON and wife,
MARIE C. NELSON

TO

EDDIE L. CLARKE and wife,

KAY E. CLARKE

WARRENTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

This form furnished by
ALABAMA TITLE COMPANY, INC.
Agents for

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street

Birmingham, Alabama 35203

3.00
3.00
1.00
7.00

LOUISVILLE TITLE INSURANCE
COMPANY

P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

State of ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, Charlotte C. Tanner, a Notary Public in and for said County, in said State, hereby certify that Bart Nelson and wife, Marie C. Nelson 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 30th day of June A. D., 1976

Charlotte C. Tanner

Notary Public

State of

General Acknowledgment

COUNTY

I, hereby certify that whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of A. D., 19

19760706000062280 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/06/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
1976 JUL -6 PM 8:01
INSTRUMENT RECORDED
Deed Book 300
Clerk of Probate
JUDGE OF PROBATE

Notary Public

State of

Corporation Acknowledgment

COUNTY

I, hereby certify that whose name as of a Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand, this the day of 19

Notary Public