

William H. Halbrooks

2117 Magnolia Avenue

8210

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

Jefferson COUNTY

Know All Men By These Presents,

That in consideration of Twenty-Eight Thousand Four Hundred Fifty and no/100 DOLLARS

See Mtg 357-532

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

Virginia B. Palmer, an unmarried woman, and Lawrence Frank Palmer, Jr., and unmarried man

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

William Richard Tucker and wife, Loretta Ann Tucker

(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:

A part of the NE 1/4 of NW 1/4 of Section 27, Township 19 South, Range 1 East, described as follows: Begin at a point on the south right-of-way line of Florida Short Route Highway No. 280 where the same intersects the westerly bank of Muddy Prong Creek and run thence westerly along the south right-of-way line of said highway 662 feet, more or less, to northeast corner of Lexie Strother lot; thence run south along east line of said Strother lot and an extension thereof 420 feet; thence run east 480 feet, more or less, to west bank of Muddy Prong Creek; thence run in a northerly direction along the meanderings of said creek to the point of beginning.

Subject to:

1. Current taxes.
2. Easements to Alabama Power Company in Deed Book 111, Page 155 and Deed Book 190, Page 59.
3. Pipe lines easements to Plantation Pipe Line Company in Deed Book 112, Page 235, and Deed Book 252, Page 403.
4. A 12 foot strip of equal width off the West side of subject property for roadway, as shown in Deed Book 188, Page 235.

\$28,450.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 SEP - 1 AM 9:21
Book 357-532
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 ~~X~~ we do, for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~K~~(we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (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 28th day of August, 1976.

WITNESS:

State of Alabama

Jefferson COUNTY

General Acknowledgement

I, the undersigned, hereby certify that Virginia B. Palmer, an unmarried man and Lawrence Frank Palmer, Jr. an unmarried man 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 28th day of August, A.D. 1976

William H. Halbrooks
Notary Public