

This instrument was prepared by

(Name) Frank K. Bynum, Attorney 7376
(Address) 3410 Independence Drive, Birmingham, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FIFTY FIVE THOUSAND FIVE HUNDRED AND NO/100-----(\$55,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Walter Lee Clark and wife, Frances Ann Clark

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

James L. Farnsworth and wife, Marche Crocker Farnsworth

(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 28, according to the Survey of Indian Valley, Second Sector,
as recorded in Map Book 5, Page 75, in the Office of the Judge of
Probate of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$48,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

19770411000033290 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/11/1977 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, 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 8th day of April, 1977

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)

'77 APR 11 AM 11:06 (Seal)

F. Thomas G. Snowden, Jr. (Seal)
JUDGE OF PROBATE

STATE OF ALABAMA }
JEFFERSON COUNTY }

Deed 744 750
Rue. 150
Indet 100
1900

Walter Lee Clark (Seal)

Frances Ann Clark (Seal)

Frances Ann Clark (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Walter Lee Clark and wife, Frances Ann Clark 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 8th day of April, A. D., 1977.

Notary Public.