

This instrument was prepared by

(Name) 9123
(Address) CENTRAL STATE BANK
CALERA, ALABAMA 35040

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 Eight Thousand Six Hundred (\$8600.00) DOLLARS

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

Jasper W. Roy and wife, Mildred Roy
(herein referred to as grantors) do grant, bargain, sell and convey unto

Jacob F. Kromer and wife, Paula Jean Kromer
(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 15 and 16, Block 257, according to J. H. Dunstan's Map of the Town of Calera, Alabama, being recorded in the Probate Office of Shelby County, Alabama.

BOOK 305 PAGE 625

19770527000051520 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/27/1977 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 13 day of May, 1977.

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1977 MAY 27 AM 9:11
Deed-900
Reg-150
Ind-100
(Seal)

Jasper W. Roy (Seal)
(Jasper W. Roy)
Mildred Roy (Seal)
(Mildred Roy)
(Seal)

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE
11 50 See Mtg. 365-399

STATE OF ALABAMA }
Shelby COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jasper W. Roy and wife, Mildred Roy 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 13 day of May, A. D., 1977.

Gene Henry
Notary Public, State of Alabama at Large