

This instrument was prepared by

(Name) Sue Dickinson

10699

(Address) City National Bank of Birmingham, Birmingham, Alabama.

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 Eighteen thousand and No/100 (\$18,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged. we, Leigh B. Hutson and husband, Hosey Hutson

(herein referred to as grantors) do grant, bargain, sell and convey unto J. Michael Kennedy and Ralph Adams

(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:

Commence at the Northeast corner of Lot 1, Block 1, of the Town of Helena, Alabama, for the point of beginning; thence run in a Southerly direction along the East line of Lots 1 and 2, a distance of 75.0 feet; thence turn an angle to the right of 90 deg. and run 97.7 feet in a Westerly direction, said line falling along South Wall of a two-story brick building; thence turn an angle to the right of 88 deg. 19' 30" and run in a Northerly direction a distance of 50.0 feet; thence turn an angle to the right of 91 deg. 40' 30" and run in a Easterly direction a distance of 48.4 feet; thence turn an angle to the left of 88 deg. 20' and run in a Northerly direction a distance of 25 feet; thence turn an angle to the right of 88 deg. 20' and run in an Easterly direction a distance of 50.0 feet to point of beginning. Situated in the Town of Helena, Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
07/07/1977 12:00:00AM FILED/CERT

\$15,300.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 6th day of July, 1977.

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)

I CERTIFY THIS INSTRUMENT WAS RECORDED (Seal)

1977 JUL -7 PM 12:10 (Seal)

Judge of Probate (Seal)

STATE OF ALABAMA

Jefferson COUNTY

Leigh B. Hutson (Seal)

Hosey Hutson (Seal)

(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leigh B. Hutson and husband, Hosey Hutson whose name s 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 6th day of July A. D. 1977

Betty J. McQueen (Seal)

My Commission Expires February 2, 1980

City Natl