

Daniel M. Spitler, Attorney
Suite 100, Spitler Building
1970 Chandalar South Office Park
Pelham, Alabama 35124

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

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

10982

That in consideration of Two Thousand Five Hundred and No/100-----DOLLARS

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

Arthur G. Peters and wife, Adalene B. Peters

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

Henry L. Ledbetter and wife, Brenda K. Ledbetter

(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 5, in Block B, Farris Subdivision, First Addition, as recorded in Map Book 4, Page 20, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Murphree Mortgage Company, recorded in Mortgage Volume 313, Page 154, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1977 JUL 11 AM 9:34

JUDGE OF PROBATE

19770711000070230 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/11/1977 12:00:00AM FILED/CERT

Recd tax 250
Rec. 150
100
500

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, this 8th day of July, 1977.

WITNESS:

Arthur G. Peters

Arthur G. Peters

Adalene B. Peters

Adalene B. Peters

State of ALABAMA

SHELBY

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Arthur G. Peters and wife, Adalene B. Peters, 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 July, A.D., 1977.

Daniel M. Spitler

Notary Public