

THIS INSTRUMENT PREPARED BY:

✓ Jack W. Monroe, Jr., Attorney at Law

2028 Kentucky Ave., Birmingham, Alabama

1476
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of -----THIRTEEN THOUSAND AND NO/100 (\$13,000.00)----- DOLLARS

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

JACQUELINE F. STOREY, a single woman,

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

HELEN F. ROSSER and MAE A. FRAUNCES

(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 59-A, according to a resurvey, as recorded in Map Book 5, Page 82, in the Office of the Judge of Probate of Shelby County, Alabama, of part of Deer Springs Estates, First Addition.

Subject to: Easements and building line as shown on recorded map.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 127, Page 399.

BOOK 307 PAGE 681
19770909000094660 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/09/1977 12:00:00AM FILED/CERT

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

1977 SEP -9 AM 9:16

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

Deed 13.00
Rec. 1.50
Index 1.00
15.50

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, I have hereunto set my hand and seal, this 30th day of August, 1977.

WITNESS:

Jacqueline F. Storey
Jacqueline F. Storey

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jacqueline F. Storey, a single woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of August A. D., 19 77.