

THIS INSTRUMENT PREPARED BY:
Daniel M. Spitler, Attorney
1970 Chandalar South Office Park
Pelham, Alabama 35124

3962

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 Forty-Three Thousand Nine Hundred and No/100----- DOLLARS

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

George Marcus Neas, III and wife, Doris J. Neas

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

Franklin D. Prince and wife, Virginia C. Prince

(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 3, in Block 2, according to the Survey of Brookfield, First Sector, as recorded in Map Book 5, Page 125, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

\$37,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 308 PAGE 746

19771103000118340 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/03/1977 12:00:00AM FILED/CERT

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

1977 NOV -3 AM 11:01

Thomas A. [Signature]
JUDGE OF PROBATE

Deed Mtg. 371-101

Deeds 7.00
Rec. 1.50
Dudl. 1.00
4.50

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, we have hereunto set OUR hand and seal, this 1st day of November, 19 77

WITNESS:

[Signature] George Marcus Neas, III

[Signature] Doris J. Neas

State of ALABAMA

SHELBY

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George Marcus Neas, III and wife, Doris J. Neas 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 1st day of November A. D., 1977.

[Signature] Daniel M. Spitler

Notary Public