

This instrument was prepared by

(Name) Larry L. Halcomb, Attorney at Law

6196

(Address) 3512 Old Montgomery Highway, Homewood, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty four thousand five hundred thirty six and 40/100 (34,536.40) DOLLARS and the assumption of the mortgage recorded in Mortgage Book 349, Page 827, Probate Office of Shelby County, Alabama.

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

Larry J. Baker and wife, Alice A. Baker

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

Philip Zettler and Saran Ann Zettler

(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 8, in Block 3, according to the Survey of Applecross, a Subdivision of Inverness, as recorded in Map Book 6, page 42, A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1978.

Subject to restrictions, easements, building lines and agreements of record.

BOOK 309 PAGE 807

19780106000002610 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/06/1978 12:00:00AM FILED/CERT

By acceptance of this deed, grantees agree to assume the debt secured by the above mortgage.

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 ~~we~~ do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 5th day of January 19 78

WITNESS:

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

1978 JAN -6 AM 9:55 (Seal)

Thomas A. Snowdon, Jr. (Seal)
JUDGE OF PROBATE (Seal)

Larry J. Baker (Seal)

Alice A. Baker (Seal)

STATE OF ALABAMA

Jefferson

COUNTY

Deed 35.00
Rec. 1.50
Ind. 1.00
37.50

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Larry J. Baker and wife, Alice A. Baker 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 5th day of January A. D., 19 78

LARRY L. HALCOMB

Notary Public.