

This instrument was prepared by

7037

(Name) Larry L. Falcomb, Attorney at Law

(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 Ninety two thousand five hundred and no/100 (\$92,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Jerry F. Nelems and wife Mary L. Nelems (herein referred to as grantors) do grant, bargain, sell and convey unto Marshall N. Boone, Jr. and Carla Wallace Boone

(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 25, according to the Survey of Shadow Brook, as recorded in Map Book 6, Page 102, in the Office of the Judge of Probate of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1978.

Subject to building lines, easements, restrictions, and transmission line permit to Alabama Power Company of record.



19780130000011450 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/30/1978 12:00:00AM FILED/CERT

\$74,000.00 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 X (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 X (we) have a good right to sell and convey the same as aforesaid; that X (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 27th day of January, 1978

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS

INSTRUMENT WAS FILED

1978 JAN 30 AM 9 38

(Seal)

Judge of Probate

Jerry F. Nelems (Seal)

JERRY F. NELEMS

Mary L. Nelems (Seal)

MARY L. NELEMS

(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry F. Nelems and wife, Mary L. Nelems 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 27th day of January, A. D., 1978

City Seal
20/30 - [redacted] 760

[Signature] Notary Public

BOOK 310 PAGE 188