

THIS INSTRUMENT PREPARED BY:

7606

Sue Siggers

P.O. Box 385, Pelham, Alabama

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 Three thousand four hundred fifty and 04/100----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Joe M. Forstman and wife, Bettie T. Forstman

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

Homer A. Bearden and wife, Jeanette

(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 12, Deer Springs Estates, as recorded in Map Book 5, Page 38, in the office of the Judge of Probate of Shelby County, Alabama.

BOOK 310 PAGE 440



19780213000017700 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/13/1978 12:00:00AM FILED/CERT

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

1978 FEB 13 AM 11:07

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed 3.50
Rec. 1.50
Index 1.00
6.00

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 19th day of May, 1977.

WITNESS:

x Bill Burin
x Bill Burin

x Joe M. Forstman
x Bettie T. Forstman

State of

Shelby COUNTY

General Acknowledgement

I, undersigned, hereby certify that Joe M. Forstman and Bettie T. Forstman, 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 19th day of May

A. D. 1978

Martha Sue Siggers
Notary Public