

William H. Halbrooks

2117 Magnolia Avenue

9259

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

State of Alabama

Jefferson COUNTY

Know All Men By These Presents,

That in consideration of Eighty nine thousand nine hundred and no/100 (\$89,900.00) DOLLARS

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

Eugene L. Boyd and wife, Ruth F. Boyd

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

Albert W. Duffield and Jane E. Duffield

(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 1, Block 4, according to the Survey of Kerry Downs, as recorded in Map Book 5, Page 135, in the Probate Office of Shelby County, Alabama.

Subject to easements and restricitons of record.

Subject to taxes for 1978.

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

1978 MAR 24 AM 9:20

Deed 27.00  
Rec. 1.50  
Index 1.00  
29.50

Thomas A. Snowling, Jr.  
JUDGE OF PROBATE

Security

\$63,000.00 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 ~~IX~~(we) do, for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~myself~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~IX~~(we) have a good right to sell and convey the same as aforesaid; that ~~IX~~(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 seals, this 21st day of February, 1978.

WITNESS:

*Michael N. Smith*

*Eugene L. Boyd*  
Eugene L. Boyd

*Ruth F. Boyd*  
Ruth F. Boyd

State of Alabama

Jefferson COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eugene L. Boyd and wife, Ruth F. Boyd 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 21st day of February, A.D., 1978

Form 3091

*Patricia A. Halts*

Notary Public

*Larry L. Va*

BOOK 311 PAGE 137

19780323000036040 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
03/23/1978 12:00:00AM FILED/CERT