

This instrument was prepared by

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Phone 322-6594

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(Name).....

(Address).....

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY}

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Six Thousand Three Hundred & No/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Willy R. Carden & wife, Connie M. Carden

(herein referred to as grantors) do grant, bargain, sell and convey unto John Albert Maicus, Jr. & wife, Marcia Maicus

(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:

Lots 7 & 8, Block 94, according to Dunstan's Map of the Town of Calera, Alabama, as recorded in the Probate Office of Shelby County, Alabama,

Subject to ad valorem taxes due and payable October 1, 1978.
Subject to restrictions and easements of record.



1978041700045700 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/17/1978 12:00:00AM FILED/CERT

311 PAGE 528
BOOK

\$26,300.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

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, unless otherwise noted above; 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(s) and seal(s), this 10th day of April, 1978.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

See My 376-915

1978 APR 17 AM 8:58

Rec. 150

Q100 (Seal)

Thomas A. Snowdon, Jr.

Q250

JUDGE OF PROBATE

STATE OF ALABAMA

JEFFERSON COUNTY

Willy R. Carden

Willy R. Carden

(Seal)

(Seal)

Connie M. Carden

Connie M. Carden

(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Willy R. Carden & wife, Connie M. Carden, whose name 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 10 day of April, 1978. A. D., 1978.

Notary Public.