6500

This instrument was prepared by

(Name) Wade H. Morton, Jr., Attorney at Law 825

(Address) P O Box 1227, Columbiana, Alabama 35051

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 One and No/100 ($1.00) DOLLARS
and love and affection

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

JOHN FREDERICK DUKE and wife, PATRICIA ANN W. DUKE,

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

JOHN FREDERICK DUKE and wife, PATRICIA ANN W. DUKE,

(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:

That part of the NW¼ of the NW¼ of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said ¼-¼ Section and run thence Northerly along the East line of said ¼-¼ Section 498.27 feet; thence 89 deg. 01 min. left 100 feet to the point of beginning of tract of land herein conveyed; thence continue along the last mentioned course Westerly 236.5 feet; thence 89 deg. 01 min. right Northerly 166.09 feet; thence 90 deg. 59 min. right Easterly 236.5 feet; thence 89 deg. 01 min. right Southerly 166.09 feet to the point of beginning. Mineral and mining rights excepted.

The above described real estate herein conveyed to the Grantees John Frederick Duke and wife, Patricia Ann W. Duke, as joint tenants with right of survivorship, is the same real estate heretofore conveyed to said John Frederick Duke by that certain deed dated October 20, 1976 and recorded in Deed Book 301, at Page 646, in the Office of the Judge of Probate of Shelby County, Alabama.

BOOK 321 PAGE 553

19790821000107320 1/1 $.00
Shelby Cnty Judge of Probate,AL
08/21/1979 12:00:00AM FILED/CERT

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 Nov 9-1978 day of November, 1978.

Deed Tax - 6.50
Rec. 1.50
Sub. 1.00
9.00

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

(Seal) John Frederick Duke (Seal)
John Frederick Duke

1979 AUG 21 AM 11:29

(Seal) (Seal)

Thomas A. Shumaker
JUDGE OF PROBATE (Seal) Patricia Ann W. Duke (Seal)
Patricia Ann W. Duke

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, The undersigned, a Notary Public in and for said County, in said State, hereby certify that John Frederick Duke and wife, Patricia Ann W. Duke, 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 9th day of November A. D., 1978.

Margaret Perkins
Notary Public.

John Frederick Duke
Rt 12 Box 965-A
Birmingham Ala 35242