

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR.

14-01-02

STATE OF ALABAMA, SHELBY COUNTY.

Know all Men by These Presents,
That in consideration of One Dollar (\$1.00) and Other Valuable Consideration DOLLARS

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

J. O. Littleton and Frances M. Littleton
(herein referred to as grantors) do grant, bargain, sell and convey unto

✓ J.O. Littleton, Frances M. Littleton and Tina R. Smith

(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:

A parcel of land situated in the Northeast Fourth of Southeast Fourth of the Southeast Fourth of Section 10, Township 24-North, Range 13-East, and containing 10.23 acres, including house and outbuildings.

NOTE: Inst # 1992-28766.

ADDRESS OF GRANTEES: ✓ P.O. Box 606
Calera, Alabama 35040

Inst # 1995-03923

02/13/1995-03923
02:33 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 11.50

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 K(we) do, for ~~MYSELF~~ (ourselves) and for ~~MY~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~K(we)~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances; that K(we) have a good right to sell and convey the same as aforesaid; that X (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 S, this 24 day of February, 1994.

WITNESS:
Morgan Reynolds

J.O. Littleton
Frances M. Littleton

STATE OF ALABAMA, CHILTON COUNTY.

I, Morgan Reynolds, a Notary Public in and for said County, in said State, hereby certify that J.O. Littleton and Frances M. Littleton, whose names are assigned 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 24th day of February, A.D. 19 94.

Morgan Reynolds
Notary Public.

STATE OF ALABAMA, CHILTON COUNTY.

SEPARATE ACKNOWLEDGEMENT BY WIFE

I, Morgan Reynolds, a Notary Public in and for said County, in said State, hereby certify that on the date hereof, came before me the within named Frances M. Littleton who is known to me to be the wife of the within named J.O. Littleton who, being examined separate and apart from the husband, touching her signature to the within conveyance, acknowledged before me on this day that being informed of the contents of the conveyance, she signed the same voluntarily and of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this 24th day of February, 19 94.

Morgan Reynolds
Notary Public.

THE STATE OF ALABAMA, CHILTON COUNTY.

I, _____, Judge of the Probate Court of said County, hereby certify that the foregoing conveyance was filed for registration in this office on the _____ day of _____, 19 _____, and was recorded in Vol. _____ Record of Deeds, pages _____.

Record fee \$ _____

THE STATE OF ALABAMA, CHILTON COUNTY.

I hereby certify that \$ _____ Privilege Tax has been paid on _____ by law.

Morgan Reynolds
Reynolds & Reynolds, Attorneys
P. O. Box 70
Calera, Alabama 35040
Judge of Probate.

Inst # 1995-03923