

This instrument prepared by:
John Hollis Jackson, Jr.
Attorney at Law
P. O. Box 1818
Clanton, AL 35046

Inst # 1998-38098

09/30/1998-38098
10:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CSH 12.00

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Eighty Thousand and no/100 (\$80,000.00) Dollars to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **Ida Mae Tucker, a single person** (herein referred to as grantor), do grant, bargain, sell and convey unto **Roger D. Marcus and wife, Cheryl F. Marcus** (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 No. 32, according to Map of Waxa Subdivision, recorded in Map Book 5, Page 5, in the Probate Office of Shelby County, Alabama.

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 do for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises: that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this the 25th day

of September, 1998.

Ida Mae Tucker
Ida Mae Tucker

STATE OF ALABAMA

CHILTON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ida Mae Tucker, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 25th day of September, 1998.

John Holtz
Notary Public

Address of Grantees:
659 3rd Street
Thorsby, AL 35171

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SHELBY COUNTY JUDGE OF PROBATE
12.00