

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
01/12/2004 14:05:00 FILED/CERTIFIED

(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 Ten(\$10.00)--- DOLLARS,
and other good and valuable considerations---

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
J. Alpha Lowe and his wife Evelyn D. Lowe; and James H. Sharbutt and his wife Virginia S. Sharbutt
(herein referred to as grantors) do grant, bargain, sell and convey unto James W. Duke and his wife Joyce 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 Vincent, Shelby County, Alabama to-wit:

Lot 18, Block 2, Pine Hills Subdivision, Vincent, Alabama as shown by map book recorded in the Office of the Judge of Probate, Shelby County, Alabama in map book 4 at page 45. Said real estate or lot conveyed subject to protective covenants, utility permits, roads or streets of record in the Office of the Judge of Probate, 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 (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 21st. day of July, 1970.

WITNESS:

..... (Seal)
..... (Seal)
..... (Seal)

GRANTORS
Evelyn D. Lowe (Seal)
J. Alpha Lowe (Seal)
James H. Sharbutt (Seal)
Virginia S. Sharbutt (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

I, Frances E. Spates, a Notary Public in and for said County, in said State, hereby certify that J. Alpha Lowe, Evelyn D. Lowe; James H. Sharbutt, Virginia S. Sharbutt 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 that each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of July A. D., 1970

Frances E. Spates
Notary Public.
My commission expires June 21st, 1972