

20120703000234200 1/1 \$112.00
Shelby Cnty Judge of Probate, AL
07/03/2012 12:01:28 PM FILED/CERT

Shelby County, AL 07/03/2012
State of Alabama
Deed Tax: \$100.00

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY.

PREPARED BY:
MARGARET M. CASEY, ATTORNEY
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

SEND TAX NOTICE TO:
William E. Pritchard, Jr. And wife, Jackie B. Pritchard

\$ 100,000.00

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, JACK D. BOUCK and wife, BETTY J. BOUCK, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto WILLIAM E. PRITCHARD, JR. and wife, JACKIE B. PRITCHARD, (herein referred to as GRANTEES), as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple reserving unto the grantors, JACK D. BOUCK and wife, BETTY J. BOUCK, a life estate in the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 1653, according to the Survey of Strathaven at Ballantrae, Phase 3, as recorded in Map Book 41, Page 144, Shelby County, Alabama Records.

TO HAVE AND TO HOLD to the said Grantees as joint tenants 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, subject to the reservation of the life estate of JACK D. BOUCK and wife, BETTY J. BOUCK, grantors.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals, this 26th day of June, 2012.

Margaret M. Casey
WITNESS

Jack D. Bouck (L.S.)
JACK D. BOUCK

Margaret M. Casey
WITNESS

Betty J. Bouck (L.S.)
BETTY J. BOUCK

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JACK D. BOUCK and wife, BETTY J. BOUCK, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of June, 2012.

M. J. Tomber
Notary Public
My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 14, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS