This instrument was prepared by

(Name) Michael J. Romeo, Attorney at Law

(Address) 521 Massey Building, Birmingham, Alabama 35203

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Shelby Cnty Judge of Probate, AL
12/21/1971 12:00:00 AM FILED/CERT

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
.....COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand Five Hundred ($7500.00)----------DOLLARS
and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James Story, Jr., and wife, Nola Story,

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

Simon Flournoy and wife, Catheryne S. Flournoy,

(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 44, according to Mitchell Subdivision, Wilsonville, Alabama as shown by map recorded in Map Book 4, Page 41, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.
Subject to:
1. Restrictive covenants as shown by Map Book 4, Page 41, in the Probate Office of Shelby County, Alabama, which map was recorded on June 3rd, 1959.
2. Building set back line is shown to be 30 feet, on front, and sideline set back of 6 feet from the property line.
3. Transmission Line Permits from heirs of W. J. Jackson to Alabama Power Company across the Southwest Quarter of Southwest Quarter of Section 6, given in June 1938, and recorded in, as follows: Deed Book 105, Page 72; Deed Book 105, Page 74; Deed Book 105, Page 75; Deed Book 105, Page 76; and Deed Book 105, Page 82.

Grantees herein assume and agree to pay that certain mortgage from James Story, Jr., and wife, Nola Story to W. B. Leedy & Company, Inc., dated July 6, 1961, recorded in Mortgage Book 272, Page 732 which was transferred to Teachers Insurance & Annuity Association of America dated July 7, 1961, recorded in Deed Book 216, Page 322 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 (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 20th day of December, 1971.

WITNESS:

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

James Story, Jr. (Seal)
Nola Story (Seal)
.....(Seal)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1971 DEC 21 AM 8:03
U.C.C. FILE NUMBER OR BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

Rec 7.50

BOOK 271 PAGE 566

STATE OF ALABAMA
Jefferson COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Story, Jr. and wife, Nola Story 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 each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of December, A. D., 1971.

Notary Public.