

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
09/07/1972 12:00:00 AM FILED/CERT

(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,

See Mtg 325-208

That in consideration of Twenty nine thousand & no/100-----DOLLARS

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

Earl J. Standifer and wife, Nuna Standifer

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

Frank E. Hadaway and wife, Jenny S. Hadaway

(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 18, Block 3, Sector 3 according to Resurvey of George's Subdivision of Keystone, as recorded in Probate Office of Shelby County, Alabama in Map Book 4, Page 33. Minerals and mining rights excepted.

Subject to ad valorem taxes for tax year 1972;

Subject to rights, if any, acquired by Shelby County through that certain right of way deed recorded in Deed Book 230 page 220 in Probate Office;

Subject to rights, if any, acquired by Alabaster Water and Gas Board by virtue of condemnation and final order recorded in Book 32, page 655 and 669;

Subject to transmission line permit in favor of Alabama Power Company dated 16th April, 1937 and recorded in Deed Book 103, Page 55 in Probate Office;

Subject to 10 foot utility easement along Easterly line of said lot as shown on recorded map of subdivision;

Subject to title to minerals underlying caption lands with mining rights and privileges pertaining thereto;

Subject to restrictive covenants and conditions filed for record in Deed Book 198, page 45

\$24,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously with delivery of this deed.

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 5th

day of September, 1972

WITNESS

(Seal)

Earl J. Standifer

(Seal)

(Seal)

Nuna Standifer

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, hereby certify that Earl J. Standifer and wife, Nuna Standifer 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of September, A. D., 1972.

Notary Public.