

This instrument was prepared by

(Name) HENRY B. WELCH, ATTORNEY AT LAW

(Address) 410 BROWN-MARX BUILDING; BIRMINGHAM, ALABAMA 35203

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 }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVEN THOUSAND (\$7,000.00) DOLLARS AND THE ASSUMPTION BY GRANTEES OF THAT CERTAIN FIRST MORTGAGE DESCRIBED BELOW

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, H. DERYL CHERRY and wife, JERRY L. CHERRY

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

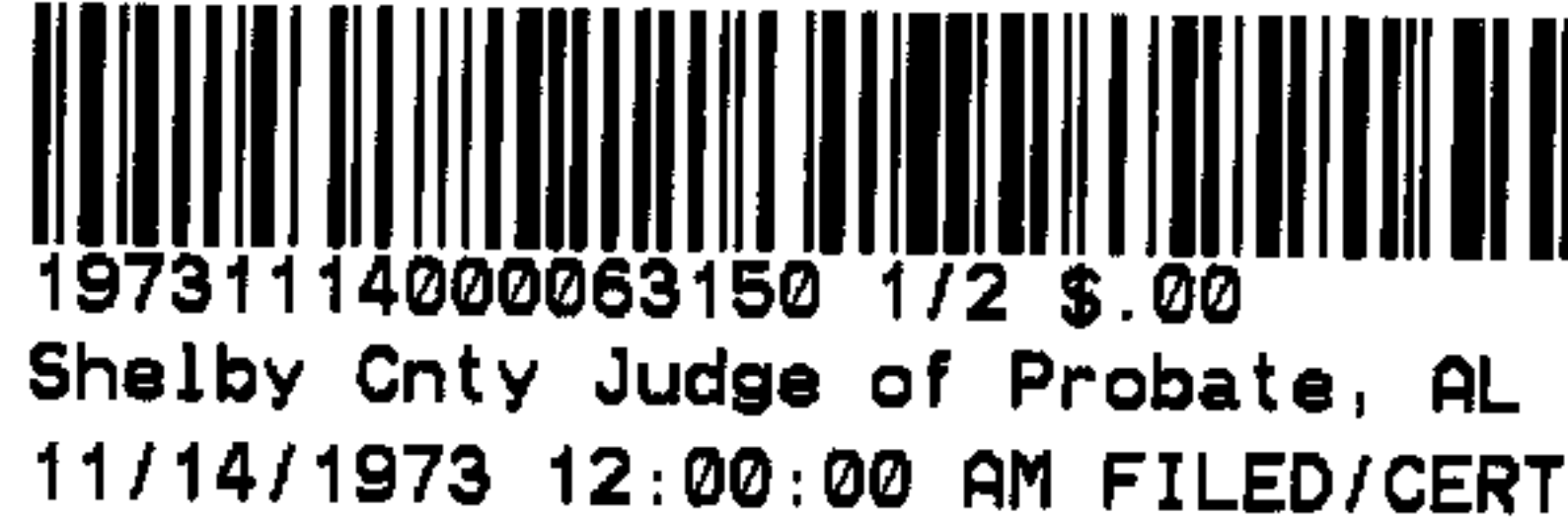
BEN F. SOWELL and wife, SHIRLEY B. SOWELL

(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 30, ACCORDING TO THE MAP OF INDIAN VALLEY, SECOND SECTOR AS RECORDED IN MAP BOOK 5, PAGE 75, IN THE PROBATE OFFICE

OF SHELBY COUNTY, ALABAMA



AS A PART OF THE CONSIDERATION OF THIS CONVEYANCE GRANTEES HEREBY ASSUME AND AGREE TO PAY WHEN DUE THAT CERTAIN FIRST MORTGAGE TO HOME FEDERAL SAVINGS & LOAN ASSOCIATION, IN THE PRESENT APPROXIMATE BALANCE OF \$36,973.00, AND RECORDED IN VOLUME 325, PAGE 93, IN THE PROBATE OFFICE OF SHELBY COUNTY,

ALABAMA. THIS CONVEYANCE IS MADE SUBJECT TO: 1. Easement and building line as shown by recorded map, 2. Easement to Alabama Power Company recorded in Volume 104, page 213 and Volume 107, page 121, in the Probate Office of Shelby County, Alabama, 3. Restrictions contained in Volume 268, page 189, in said Probate Office, 4. Easement to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in Volume 270, page 22, in said Probate Office.

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 X (we) do for ~~XXXX~~ (ourselves) and for ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~IX~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~XX~~ (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 AUGUST day of 1973

WITNESS:

(Seal)
(Seal)
(Seal)

H. DERYL CHERRY
JERRY L. CHERRY

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, SIERRA WEBSTER, a Notary Public in and for said County, in said State, hereby certify that H. DERYL CHERRY 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 HE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of AUGUST A. D., 1973

Sierra Webster

Notary Public.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, MARGARET B. BLOCKER, a Notary Public in and for said County, in said State, hereby certify that JERRY L. CHERRY 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 10 day of AUGUST, 1973.

Margaret B. Blocker
NOTARY PUBLIC
My Commission Expires September 26, 1974

19731114000063150 2/2 \$.00
Shelby Cnty Judge of Probate, AL
11/14/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 NOV 14 PM 2:12
D.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
CONFIRMED
JUDGE OF PROBATE

018 PAGE 810
283
BOOK

RETURN TO

Ben J. Sawell
1608 Heathcote Dr
Bham 35226

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

700
141
845
pda

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.