

Charles A. J. Beavers

1122 North 22nd Street

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

Jefferson COUNTY

Know All Men By These Presents,

That in consideration of Thirty-One Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,
Harold E. Robertson and wife, Mary N. Robertson and Larry S. Dillard and wife,
Martha S. Dillard
(herein referred to as grantors) do grant, bargain, sell and convey unto
Douglas Cox, Sr. and wife, Gladys N. Cox

(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 survey of Monte Tierra, as recorded in Map Book 5, Page 114, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes due in the year 1974 which are a lien but not due and payable until Oct. 1st, 1974.
2. Building line and easement as shown by recorded map.
3. Easement for Plantation Pipe as recorded in Vol. 112, Page 456, Vol. 123, Page 433, in said Probate Office.
4. Restrictions contained in Misc. 2, Page 619, in said Probate Office.

\$24,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



19740401000015240 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/01/1974 01:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 APR -1 AM 9:13
JUDGE OF PROBATE
C. J. Beavers

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 ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~X~~(we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~our~~ (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 seal S, this 29th day of March, 1974.

~~XXXXXX~~
Martha S. Dillard

Harold E. Robertson
Mary N. Robertson

State of Alabama
Jefferson COUNTY

General Acknowledgement

Larry S. Dillard

I, the undersigned, hereby certify that Harold E. Robertson and wife, Mary N. Robertson and Larry S. Dillard and Martha S. Dillard 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 29th day of March, A. D., 19 74

Notary Public