

This instrument was prepared by

(Name) Agnes S. Hicks as an employee of Jackson Company

(Address) 100 Office Park Drive, Birmingham, Ala. 35223

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY-----COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Two Thousand and no/100--(\$22,000.00)-----DOLLARS

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

James Larnce Cole and wife, Betty Ann Cole

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

Johnny Mack Cobb and wife, Linda J. Cobb

(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 2, in Block 3, of the resurvey of Farris-Smith Subdivision as shown by map recorded in Map Book 4, page 60 in the Probate Office of Shelby County, Alabama, the same being located in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama.

Subject to:

Restrictive covenants and conditions filed for record on April 15, 1954, in Deed Book 165, page 518, in said probate office.

Building set back line of 30 feet off 7th Ave.

Transmission line permit to Ala. Power Co. and Southern Bell Tel. & Tel. Co. dated June 25, 1954, recorded in Deed Book 167, page 137 and dated March 17, 1969, recorded in Deed Book 209, page 251, in aforesaid office.

Ad Valorem taxes for current year, 1974.

\$22,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously here with delivery of this deed.



19740516000023810 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/16/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
REC. BOOK PAGE AS SHOWN ABOVE
1974 MAY 16 AM 8:44
See Map 339-177

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 13 day of May, 1974.

WITNESS:

Agnes S. Hicks

(Seal)

James Larnce Cole

(Seal)

Betty Ann Cole

(Seal)

Betty Ann Cole

(Seal)

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 Larnce Cole and wife, Betty Ann Cole

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 13 day of May, A. D., 1974.

Agnes S. Hicks

Notary Public.