

THIS INSTRUMENT PREPARED BY:

Beavers, DeBuys, Davis & Johnson

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 Twenty-Five Thousand Seven Hundred and no/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Ray Allen and wife, Karen K. Allen

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

James R. Ausley and wife, Pamela Ausley

(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 5, in Block 1, according to the Survey of Indian Hills, Second Sector, as recorded in Map Book 4, Page 91, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Taxes due in the year 1975, a lien but not yet payable.
2. Restrictions in Deed Book 231, Page 543, and amended in Deed Book 258, Page 193, which contain no reversionary clause.
3. A 40 foot building set back line and a 10 foot utility easement over the North side as shown on record plat.
4. Agreement regarding water systems in Deed Book 229, Page 109 and in Deed Book 229, Page 112.
5. Right of way in favor of Alabama Power Company in Deed Book 179, Page 380.
6. Easement in favor of Alabama Power Company and Southern Bell Telephone and Telegraph Company in Deed Book 232, Page 227 and Deed Book 232, Page 264.
7. Easement in favor of Alabama Power Company in Deed Book 234, Page 657.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Guaranty Savings and Loan Association, recorded in Mortgage Book 321, Page 805, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured



19741127000057530 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/27/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHILOH CO.
I CERTIFY THIS INSTRUMENT WAS FILED
11/27/74 NOV 27 AM 9:10
U.C.C. FILE NUMBER OR
PAGE AS SHOWN ABOVE
Camey J. Brasher
JUDGE OF PROBATE

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 ~~my~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

except as set forth hereinabove.
that ~~my~~ (we) have a good right to sell and convey the same as aforesaid; that ~~my~~ (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 and seal, this 12th day of November, 1974

WITNESS:

Ray Allen
Ray Allen

Karen K. Allen
Karen K. Allen

State of Alabama

Jefferson COUNTY

General Acknowledgement

I, the undersigned hereby certify that Ray Allen and wife, Karen K. Allen whose names are signed to the foregoing conveyance, and who me on this day, that, being informed of the contents of the conveyance on the day the same bears date.

, a Notary Public in and for said County, in said State, are known to me, acknowledged before they executed the same voluntarily

Given under my hand and official seal this 12th day of November A. D., 1974

George Allen With
Notary Public