

This instrument was prepared by

(Name) W. A. Jenkins, Jr.

(Address) 300 Frank Nelson Bldg.

Birmingham, Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Twenty-nine Thousand Five hundred and no/100 ----- DOLLARS

See Mtg 344-871

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

William T. Cardwell and wife, Juanita E. Cardwell

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

Jimmy R. Pitts and wife, Daryl L. Pitts

(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 3, according to the Survey of Shelby Shores, Inc., the 1969 Sector, as recorded in Map Book 5, Page 46, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: Taxes due in the year 1975.

Restrictions appearing of record in Deed Book 264, Page 822.

Right of Way in favor of Alabama Power Company and Southern Bell Telephone & Telegraph Company by instrument(s) recorded in Deed Book 260, Page 706.

Flood easement and rights in connection therewith granted to Alabama Power Company, in Deed Book 253, Page 116.

\$24,050.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

19750318000012200 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/18/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
RECEIVED
1975 MAR 18 AM 8:08
FILED
CORNELIUS J. SHAW
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 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 14th day of March, 19 75.

WITNESS:

_____(Seal)

William T. Cardwell (Seal)

_____(Seal)

Juanita E. Cardwell (Seal)

_____(Seal)

Juanita E. Cardwell (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 William T. Cardwell and wife, Juanita E. Cardwell whose name 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 14 day of March, A. D. 1975.

Peterson Alabama Shores
Notary Public
My Commission Expires October 18, 1976