

Donald L. Newsom
of CORRETTI, NEWSOM, ROGERS & MAY, Attys.
529 Frank Nelson Building
BIRMINGHAM, ALABAMA 35203

4354

This instrument was prepared by

(Name)

(Address)

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 }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three thousand and no/100 *see Mtg 345-744* DOLLARS
Assumption of hereinafter described mortgage and execution of Purchase Money Mortgage
in the amount of \$2,000.00

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
T. M. Jones, III and wife, Mildred R. Jones

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

Ronald E. Holly and wife, Peggy L. Holly

(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:

A part of Lot 11, Valley Dale Estates as recorded in Map Book 4, page 90, in the Office
of the Judge of Probate, Shelby County, Alabama, and described as follows: Begin at the
Northeast corner of Lot 11, Valley Dale Estates as recorded in Map Book 4, page 90, in the
Probate Office, Shelby County, Alabama; run thence South along the East line of Lot 11 for
a distance of 293.18 feet to the point of beginning; thence turn an angle of 132° 50' to
the right and run a distance of 199.33, feet to the East line of Valley Dale Road; thence
turn an angle to the left of 90° and in a southwesterly direction along the right of way
of Valley Dale Road for a distance of 16.70 feet to the point of beginning of a curve to
the left (said curve having a central angle of 6° 21' 20" and a radius of 2,571.71 feet);
thence along the arc of said curve in a Southwesterly direction for a distance of 285.26
feet to the end of said curve; thence along the tangent if extended to said curve, continuing
in a Southwesterly direction along the Easterly right of way line of Valley Dale Road for a
distance of 24.11 feet; thence turn an angle to the left of 85° 17' 10" and in a Southeast-
erly direction along the common line between Lots 11 and 12 of said Valley Dale Estates
Survey for a distance of 470.08 feet; thence turn an angle to the left of 131° 17' 30"
and run in a Northerly direction for a distance of 425.31 feet to the point of beginning.
Mineral and mining rights excepted.

Subject to ad valorem taxes for tax year 1975;
Subject to water rights easement in Volume 247, page 41, in aforesaid Probate Office;
Subject to easements to Alabama Power Company in Volume 101, page 550 and Volume 197,
page 359, in said Probate Office;
Subject to right of way to Shelby County in Volume 135, page 366, in said Probate Office;
Subject to title to all minerals within and underlying the premises in Volume 163, page
302, in said Probate Office;
Subject to that certain mortgage executed to Real Estate Financing, Inc. in Volume 315, page
256, in said Probate Office, which said mortgage grantees agree to assume & to pay according
to its terms and conditions.

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 30

81 day of April, 1975

BOOK 292 PAGE 81
STATE OF ALABAMA, SHELBY CO.
INSTRUMENT WAS FILED
1975 MAY -6 AM 8:23
Deed July 3.00
Conceded by [Signature]
JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

T. M. Jones, III (Seal)

Mildred R. Jones (Seal)
Mildred R. Jones

(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

19750506000022260 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/06/1975 12:00:00AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that T. M. Jones, III and wife, Mildred R. Jones
whose name s 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 30 day of April, A. D., 19 75

Jerry E. Bell
Notary Public.