

Dale Corley

1407 City Federal Building

737b

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

James Curtis Marshall, Jr. and wife, Anetta R. Marshall

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

Victor S. Bragan and wife, Karen H. Bragan

(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 4, Block 3, according to Cahaba Valley Estates, Third Sector as recorded in Map Book 5, Page 107, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Current taxes.
2. 35 foot building line, 20 foot easement on rear and 7.5 foot easement on south as shown by recorded map.
3. Restrictions contained in Misc. Volume 2, Page 224, in the Probate Office of Shelby County, Alabama.
4. Right of way to Alabama Power Company recorded in Volume 277, Page 640, in said Probate Office.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Colonial Mortgage Company, recorded in Real Volume 332, Page 509, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

BOOK 294 PAGE 332



19750904000048190 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/04/1975 12:00:00AM FILED/CERT

STATE OF ALABAMA
CERTIFY THIS INSTRUMENT WAS FILED
1975 SEP -4 AM 9:03
Deed Vol 700
Conveyance
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 K(we) do, for ~~myself~~ (ourselves) and for ~~my~~ (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: except as set forth hereinabove.

that K(we) have a good right to sell and convey the same as aforesaid; that X(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 22nd day of August, 1975.

WITNESS:

James Curtis Marshall, Jr.
James Curtis Marshall, Jr.
Anetta R. Marshall
Anetta R. Marshall

State of Alabama

Jefferson COUNTY

General Acknowledgement

I, the undersigned, hereby certify that James Curtis Marshall, Jr. and wife, Anetta R. Marshall, 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 22nd day of August A. D., 19 75

Dale Corley
Notary Public