

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

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,

See Mtg 349-623

That in consideration of Ten thousand and no/100 - - - - - DOLLARS

Assumption of hereinafter described mortgage and execution of Purchase Money Mortgage in the amount of \$38,000.00 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Charles Gaither Spradling, Sr. and wife, Barbara C. Spradling

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

Robert Rex Payne and wife, Lila W. F. Payne

(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 7, according to the survey of Indian Valley, Fifth Sector, as recorded in Map Book 5, page 100, in the Probate Office of Shelby County, Alabama.

- Subject to ad valorem taxes for tax year 1976;
- Subject to easements and building line as shown by recorded map;
- Subject to easement to Alabama Power Company in Volume 275, page 223; Volume 107, page 121; Volume 104, page 213 and Volume 102, page 53, in aforesaid Probate Office;
- Subject to restrictions in Misc. Volume 2, page 295, in said Probate Office;
- Subject to mineral and mining rights and rights incident thereto;
- Subject to flood rights in Volume 280, page 192, in said Probate Office;
- Subject to that certain mortgage executed to The First National Bank of Birmingham as trustee, recorded in Volume 330, page 656, in said Probate Office, which said mortgage the grantees herein expressly agree to assume and to pay according to its terms and conditions.

AND I (we) DO 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 20th day of October, 1975

WITNESS:

(Seal)

(Seal)

(Seal)

Charles Gaither Spradling, Sr. (Seal)
Charles Gaither Spradling, Sr.

Barbara C. Spradling (Seal)
Barbara C. Spradling

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Gaither Spradling, Sr. and wife, Barbara C. Spradling 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 20th day of October, A. D., 1975

Donald L. Newsom
Notary Public.

BOOK 295 PAGE 133

OFFICE OF ALA. SHELBY CO. CLERK
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED
1975 OCT 21 AM 8:32
Filed 10/21/75
Clerk of Probate
JUDGE OF PROBATE

19751021000058610 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/21/1975 12:00:00AM FILED/CERT