

Corley &amp; Halbrooks

2117 Magnolia Avenue, B'ham, AL 35205

## WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

Jefferson COUNTY

Know All Men By These Presents,

43

That in consideration of Ten Thousand and no/100 DOLLARS

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

John O. Bowden and wife, Gail V. Bowden

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

Lanning D. Phethean and wife, Rita L. Phethean

(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 2, according to the survey of Cahaba Valley Estates, Sixth Sector, as recorded in Map Book 6, page 25, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. 35 foot building line and 10 foot easement on rear as shown by recorded map.
3. Mineral and mining rights and rights incident thereto.
4. Restrictions recorded in Misc. Volume 8, page 640, in the Probate Office of Shelby County, Alabama.
5. Right of way to Alabama Power Company recorded in Volume 289, page 876 and Volume 291, page 391, in said Probate Office.
6. Right of way to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in Volume 291, page 438, in said Probate Office.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Home Federal Savings & Loan Association of the South, recorded in Real Volume 346, page 387, in said Probate Office, according to the terms and conditions of said Office of said mortgage and the indebtedness thereby secured.



19761002000094170 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
10/02/1976 12:00:00AM FILED/CERT

JUDGE OF PROBATE

Corley &amp; Halbrooks

Filed Oct 10 1976

1976 OCT -2 PM 5:24

STATE OF ALA. SHELBY CO.  
NOTARY PUBLIC  
INSTRUMENT WAS FILED

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

that K(we) have a good right to sell and convey the same as aforesaid; that K(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 S, this 23rd day of September, 1976

WITNESS:

*John O. Bowden*  
John O. Bowden

*Gail V. Bowden*  
Gail V. Bowden

State of Alabama

Jefferson COUNTY

General Acknowledgement

I, the undersigned hereby certify that John O. Bowden and wife, Gail V. Bowden, 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 23rd day of September, A. D., 1976.

*William H. Halbrooks*  
Notary Public