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Shelby Cnty Judge of Probate, AL
10/09/1976 12:00:00AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Corley & Halbrooks

2117 Magnolia Avenue

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 Forty-Four Thousand Five Hundred and no/100 DOLLARS

See Mtg 358-546

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

Jimmy C. Dunbar, an unmarried man

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

William P. Daniel and wife, Shirley S. Daniel

(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 28, in Block 2, according to the Survey of Bermuda Hills, 1st Sector, as recorded in Map Book 6, Page 1, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. 40 foot building line from 9th Avenue, S.W. and 35 foot building line from 13th Street, S.W. and a 7 1/2 foot easement along the South line as shown on map.
3. Pipeline permit and right of way to Southern Natural Gas Corp., recorded in Deed Book 90, Page 445 and Deed Book 90, Page 333, respectively.
4. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 113, Page 229 and Deed Book 130, Page 299.
5. Right of Way in favor of Alabama Power Company and Southern Bell Telephone & Telegraph Company by instrument(s) recorded in Deed Volume 283, Page 259 and Deed Volume 286, Page 617.
6. Easement to Plantation Pipe Line Company in Deed Book 112, Page 364 and Deed Book 112, Page 280.
7. Easements and right of way granted to Alabaster Water and Gas Board in Deed Book 278, page 391 and Deed Book 278, Page 387.

\$41,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 OCT -9 AM 8:25
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:

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, have hereunto set hand and seal, this 5th day of October, 1976.

WITNESS:

Jimmy C. Dunbar
Jimmy C. Dunbar

State of Alabama

Jefferson

COUNTY

General Acknowledgement

I, the undersigned, hereby certify that Jimmy C. Dunbar, an unmarried man whose name signed to the foregoing conveyance, and who me on this day, that, being informed of the contents of the conveyance on the day the same bears date. known to me, acknowledged before executed the same voluntarily

Given under my hand and official seal this 5th day of October

A. D., 1976

William Halbrooks
Notary Public