

James J. Odom, Jr.
620 North 22nd Street
Birmingham, Alabama 35203

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

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

420

That in consideration of Thirty Two Thousand Three Hundred Twenty Two and no/100-----DOLLARS

See Mtg 358-718

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

Johnny W. O'Grady and wife,

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

William Joe Brown and Kay F. Brown

(herein referred to as GRANTEEES) 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, according to Survey of Ivanhoe, as recorded in Map Book 6, Page 58, and amended Map of Ivanhoe, as recorded in Map Book 6, Page 70, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Restrictive covenants and conditions filed for record on September 16, 1975, in Misc. Book 12, Page 646; (3) 35-foot building set back line from Ivanhoe Lane; (4) Transmission line permits to Alabama Power Company recorded in Deed Book 103, Page 171, and in Deed Book 220, Page 46, in Probate Office; (5) Permit to South Central Bell Telephone and Telegraph Co. recorded in Deed Book 294, Page 581, and permit to Alabama Power Co. and Southern Bell Telephone and Telegraph Co. recorded in Deed Book 295, Page 847, in Probate Office.



BOOK 301 PAGE 509

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1976 OCT 15 AM 9:42

Deed Book 600
Comd by 3rd Sec
JUDGE OF PROBATE

\$ 26,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEEES 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 ~~X~~ (we) do, for ~~XXXXX~~ (ourselves) and for ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that ~~XXXXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances;
that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~XX~~ (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have herunto set our hand and seal this 12th day of October 1976.

WITNESS:

State of ALABAMA

COUNTY

JEFFERSON

General Acknowledgement

, a Notary Public in and for said County, in said State,

I, the undersigned hereby certify that Johnny W. O'Grady and wife, whose names are signed to the foregoing conveyance, and who are known to me, have acknowledged before me on this day, that, being informed of the contents of the conveyance on the day the same bears date.

Given under my hand and official seal this

12th day of

October

1976

Notary Public

FORM #ATC-3