

THIS INSTRUMENT PREPARED BY:
Michael J. Romeo, attorney
521 Massey Building, Birmingham, AL

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

State of Alabama

SHELBY

COUNTY

5276
Know All Men By These Presents,

That in consideration of Forty Thousand Two Hundred Fifty & No/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,
James R. Monk & wife, Diane B. Monk

See Mtg. 362-106

(herein referred to as grantors) do grant, bargain, sell and convey unto
Brice R. Paul & wife, Lynda B. Paul

(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 8, Block 4, according to the survey of Brookfield, Second Sector, as recorded in Map Book 6, page 16, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1977.
2. Right of way in favor of Alabama Power Company and Southern Bell Telephone & Telegraph Company by instrument(s) recorded in Deed Vol. 285, page 719.
3. Right of way granted to Alabama Power Company by instrument(s) recorded in Deed Vol. 121, page 40; Deed Vol. 127, page 504; Deed Vol. 245, page 24; and Deed Vol. 285, page 280.
4. Agreement with Alabama Power Company as to underground cable in Deed Vo. 285, page 280 and Misc. Vol. 7, page 837.
5. 30 foot building line from Adams Street and 20 foot easement along South line of subject property as shown on recorded map.

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Shelby Cnty Judge of Probate, AL
02/03/1977 12:00:00AM FILED/CERT

\$37,450.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

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, We have hereunto set OUR hand and seal, this 28th day of January, 1977.

WITNESS:

State of Alabama
SHELBY COUNTY
JUDGE OF PROBATE

I, the undersigned, James R. Monk & wife, Diane B. Monk, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of

January

A. D., 1977.

Notary Public