

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
10/22/1977 12:00:00AM FILED/CERT

(Name) Michael J. Romeo, attorney

(Address) 521 Massey Building, Birmingham, AL 35203

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,

That in consideration of Forty-Two Thousand (\$42,000) & No/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William Terry Gray & wife, Julia Bush Gray

(herein referred to as grantors) do grant, bargain, sell and convey unto John H. Pratt & wife, Janith S. Pratt

(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 2, Block 5, according to survey of Green Valley, 2nd Sector, as recorded in Map Book 6, page 21, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1978.
2. 35 foot building set back line from Mardis Lane.
3. Restrictive covenants filed for record on Sept. 23, 1974, in Misc. Book 9, page 278.
4. Transmission line permit to Alabama Power Company dated Nov. 13, 1974, recorded in Deed Book 285, page 820, in Probate Office.
5. Permit to South Central Bell Telephone Co. dated Jan. 29, 1974, recorded in Deed Book 285, page 366, in Probate Office.
6. Restrictive covenants as to underground cables, dated Oct. 3, 1973, recorded in Misc. Book 8, page 556, and agreement with Alabama Power Co. dated Oct. 3, 1973 and recorded in Misc. Book 8, page 772, in Probate Office.

\$39,900.00

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, 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, 1977.

WITNESS:

Donna E. Elam

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

William Terry Gray
Julia Bush Gray

1977 OCT 22 AM 9:07

Thomas G. Brown, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA

JEFFERSON

COUNTY

Deed 2.50
Rec. 1.50
Ind. 1.00
5.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Terry Gray & wife, Julia Bush Gray, whose name 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, 1977.

Donna M. Elam

Notary Public

My Commission Expires 5-11-81

Jackson Company