

THIS INSTRUMENT PREPARED BY:

Jack W. Monroe, Jr., Attorney at Law

2028 Kentucky Ave., Birmingham, Alabama

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

State of Alabama

SHELBY COUNTY

Know All Men By These Presents,

That in consideration of -----SEVENTEEN THOUSAND AND NO/100 (\$17,000.00) ----- DOLLARS
AND THE ASSUMPTION OF THAT CERTAIN MORTGAGE CITED BELOW

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

B. STANLEY BRUCE and wife, SANDRA E. BRUCE

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

TERRY W. REESE and wife, LAVERNE REESE

(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 48, according to the Survey of Second Sector, Portsmouth, as recorded in Map Book 6, Page 37, in the Probate Office of Shelby County, Alabama.

Subject to: 35 foot building line; 10 foot easement on rear and 5 foot easement on west side, as shown by recorded map.

Restrictions recorded in Misc. Volume 10, Page 547, and Misc. Volume 13, page 41, in the Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company, recorded in Misc. Volume 10, Page 754, in said Probate Office.

Agreement with Plantation Pipeline Company, recorded in Misc. Volume 10, Page 186, in said Probate Office.

Easement to Alabama Power Company, recorded in Volume 294, Page 52, in said Probate Office.

The Grantees herein agree to assume that certain mortgage dated August 6, 1976 executed by B. Stanley Bruce and wife, Sandra E. Bruce to Mortgage Associates, Inc., in the principal amount of \$38,800.00, filed for record August 17, 1976 at 10:36 A.M. and recorded in Volume 357, Page 143, in the Probate Office of Shelby County, Alabama, and transferred to Kinckerbocker Federal Savings & Loan Association, recorded in Misc. 18, Page 38, filed for record December 2, 1976, in said Probate Office.

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Shelby Cnty Judge of Probate, AL
02/20/1978 12:00:00AM FILED/CERT

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 ~~land~~ (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 ~~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 S, this 14th day of February 1978.

WITNESS:

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

1978 FEB 20 AM 9 54

Deed 17.00
Rec. 1.50
Dnd. 1.00

B. Stanley Bruce
Sandra E. Bruce

State of ALABAMA

JUDGE OF PROBATE

JEFFERSON COUNTY

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that B. Stanley Bruce and wife, Sandra E. Bruce 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 14th day of February A.D. 1978.

Robert R. Robinson
Notary Public