[redacted] [redacted] [redacted]

This instrument was prepared by

(Name) William H. Halbrooks

(Address) 2117 Magnolia Avenue 1188

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR – LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Four Thousand Ninety-Nine and no/100---------- DOLLARS

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

Michael J. Boling, Sr. and wife, Vicki S. Boling

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

Russell J. Lino and wife, Gayle Lino

1978082500011376O 1/1 $.00
Shelby Cnty Judge of Probate,AL
08/25/1978 12:00:00AM FILED/CERT

(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 13, Block 3, according to the Survey of Applecross, a Subdivision of Inverness, as recorded in Map Book 6, Page 42 A & B, in the Probate Office of Shelby County, Alabama. Minerals and mining rights excepted.

Subject to:
1. Current taxes.
2. Utility easements as shown on recorded map of said subdivision.
3. Restrictive covenants and conditions recorded in Misc. Book 10, Page 515, and amended in Misc. Book 13, Page 154, in Probate Office.
4. Restrictive covenants as to underground cables, in Misc. Book 10, Page 557, and agreement with Alabama Power Co. recorded in Misc. Book 10, Page 558, in said Probate Office.
5. Permit to Alabama Power Company recorded in Deed Book 291, Page 386.
6. Easements to Alabama Power Company recorded in Deed Book 293, Page 755, in said Probate Office.
7. Title to minerals underlying caption lands with mining rights and privileges belonging thereto.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Jefferson Federal Savings & Loan Association, recorded in Mortgage Book 361, Page 929, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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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 ~~X~~(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 21st day of August, 19 78

WITNESS:

(Seal)

(Seal)

(Seal)

Rec. 1.50
1.00
4.50
17.50

Michael J. Boling, Sr. (Seal)

(Seal)

Vicki S. Boling (Seal)

STATE OF ALABAMA
Jefferson COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael J. Boling, Sr. and wife, Vicki S. Boling whose names 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 21st day of August A. D., 19 78

William H. Halbrooks
Notary Public.

CORLEY, MONCUS, HALBROOKS & GOINGS
ATTORNEYS AT LAW
SUITE 103
2117 MAGNOLIA AVENUE