

Ray O. Noojin, Jr.
605 City Federal Building
Birmingham, AL 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.

That in consideration of Sixty Three Thousand, Five Hundred and no/100-----DOLLARS
(\$63,500.00)

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

Charles G. Taylor and wife, Karen S. Taylor

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

Bobby Joe Hall and wife, Denise R. Hall

(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 4, in Block 2, according to the Survey of Cahaba Valley Estates, First Sector, as recorded in Map Book 5, Page 84, in the Probate Office of Shelby County, Alabama.

Subject to:

- (1) Advalorem taxes for the year 1980, which said taxes are not due or payable until October 1, 1980;
- (2) Restrictions appearing of record in Deed Book 272, Page 320;
- (3) Right of Way in favor of Alabama Power Company and Southern Bell Telephone & Telegraph Company by instrument(s) recorded in Deed Book 273, Page 60;
- (4) 30 foot building line running back from Wilderness Road; also a 7.5 foot easement on the Southerly side of lot as shown on recorded map;
- (5) Any and all other easements, restrictions and/or rights of way, if any, of record in the said Probate Office.

\$61,500.00 of the above-recited purchase price was paid from a mortgage loan executed simultaneously herewith.

19791204000156920 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/04/1979 12:00:00AM FILED/CERT

12-4-79 11:38 AM

Deed 200 Series 398-81
Rec 150
Jud. 100
4.50

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 ~~xxxx~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~xxx~~ (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 ~~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 21st day of November, 1979.

WITNESS:

Charles G. Taylor
CHARLES G. TAYLOR

Karen S. Taylor
KAREN S. TAYLOR

State of ALABAMA

JEFFERSON COUNTY

General Acknowledgement

I, Ray O. Noojin, Jr., a Notary Public in and for said County, in said State, hereby certify that Charles G. Taylor and Karen S. Taylor 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 November A. D. 19 79

Form 3091

RAY O. NOOJIN, JR. Notary Public