

543

Land tax notice to

This instrument was prepared by

no.

(Name) W. A. Jenkins, Jr., Attorney

Address

(Address) 227 Frank Nelson Building, Birmingham, AL 35203

Form 1-1-8 Rev. 1-88

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 Eighteen Thousand Six Hundred Fifty-three and 09/100----- DOLLARS (\$18,653.09)

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

Carol Jane Ott, an unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto
Clarence Yates and wife, Anita Yates and Wade Yates

(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:

Lots 1, 2, 3 and 4, Block B, according to the survey of Riverview Subdivision, as recorded in Map Book 4, Page 63, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1987
2. Mineral and mining rights, outstanding easements, building lines and rights of way of record.

\$16,903.09 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 144 PAGE 781

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, I have hereunto set my hand(s) and seal(s), this 31st day of July, 1987

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)

1987 AUG -7 AM 10:36 (Seal)

Thomas A. Henderson, Jr. (Seal)
JUDGE OF PROBATE

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

1. Deed Tax \$ 2.00
2. Notary Fee (Seal)
3. Recording Fee 2.50
4. Indenture Fee 2.00
TOTAL 6.50

I, The Undersigned, a Notary Public in and for said County, in said State, hereby certify that Carol Jane Ott, an unmarried woman whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of July, A. D., 1987

J. L. Harrell
Rt. 4 Box 758-D
35007

Notary Public, Alabama, State of Notary Public.
My Commission Expires Nov. 8, 1989