



american title insurance company

2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL. 35203 • (205) 284-6080

459

This instrument was prepared by

(Name) Michael J. Romeo

(Address) 900-City Federal Building, 2026 2nd Avenue North, B'ham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifteen Thousand Two Hundred and No/100-----DOLLARS (\$115,200.00)

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

STEVE A. WEEKS AND WIFE SYLVIA W. WEEKS

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

TIMOTHY J. HALL AND WIFE KIM J. 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 73, according to the survey of Meadowbrook, Fourth Sector, as recorded in Map Book 7, Page 67, in the Probate Office of Shelby County, Alabama.

Subject To:

1. Ad Valorem Taxes due and payable October 1, 1992.
2. Restrictions appearing of record in Misc. Vol. 25, page 299; and Misc. Vol. 27, Page 890.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Volume 275, Page 762.
4. Agreement with Alabama Power Company in Misc. Volume 27, page 891, and Misc. Volume 48, page 880.
5. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Volume 316, Page 379.
6. 35' building line from Post House Lane; 10 foot easement along the northwesterly, northeasterly and easterly lot lines for public utilities as shown by recorded map.

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\$115,200.00 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 day of November, 1991

1. Deed Tax	NO TAX COLLECTED
2. Mtg. Tax	
3. Recording Fee	\$2.50
4. Indexing Fee	\$3.00
5. No Tax Fee	\$1.00
6. Certified fee	\$1.00
Total	\$7.50

WITNESS:

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

92 JAN 14 AM 9:33

JUDGE OF PROBATE

Steve A. Weeks (Seal)
Sylvia W. Weeks (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEVE A. WEEKS AND WIFE SYLVIA W. WEEKS 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 day of November, A. D., 1991

My Commission Expires: 9/24/92

Michael J. Romeo

Notary Public.