

Lawyers Title Insurance Corporation

BIRMINGHAM, ALABAMA

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR THOUSAND AND NO/100

to the undersigned grantor, **SPRING GARDEN, INC.**

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Lynn H. Mosky and wife, Phyllis S. Mosky

(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:**

Lot No. 12, according to the Map of Spring Garden Estates, as recorded in the Probate Office of Shelby County, Alabama in Map Book 4, page 56.

SUBJECT TO: Taxes for 1963 and subsequent years.

Transmission line permits to Alabama Power Company dated July 14, 1936 recorded in Deed Book 101, page 519; dated 27th Nov. 1955 recorded in Deed Book 180, page 288; permit to Alabama Power Co. and Southern Bell Telephone & Telegraph Co. dated 7th Feb. 1962 recorded in Deed Book 219, page 374; all in Probate Office of Shelby County, Alabama.

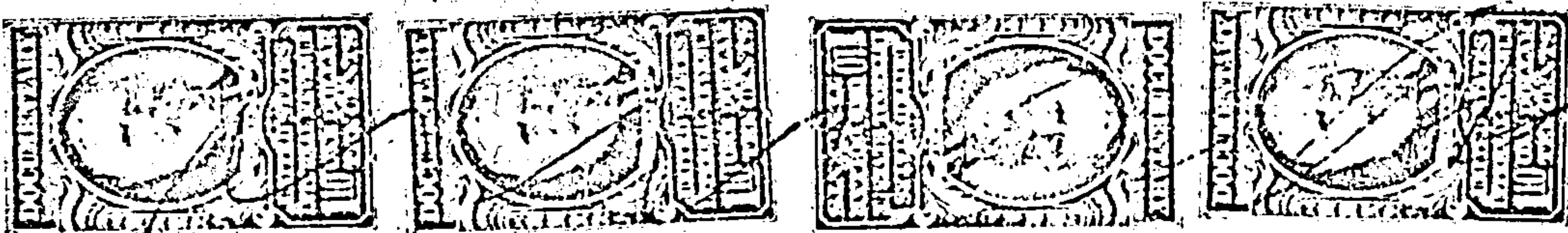
Right of way deed to Shelby County dated 27th Oct. 1947 recorded in Deed Book 135, page 6 in Probate Office of Shelby County, Alabama.

Easement to State Highway Dept. of State of Alabama recorded in Deed Book 134, page 249 in Probate Office, Shelby County, Alabama.

Restrictions appearing of record in Deed Book 210, page 545 in Probate Office of Shelby County, Alabama.

Utility easements as shown by map of said subdivision recorded in Probate Office of Shelby County, Alabama in Map Book 4, page 56.

Building set back line as shown on recorded plat of subdivision,



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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of September 1963.

ATTEST:

Bonnie M. Jones
Secretary

SPRING GARDEN, INC.

By Earle Morgan
President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, **Earle Morgan**, a Notary Public in and for said County in said State, hereby certify that whose name as President of **Spring Garden, Inc.**

a corporation, 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, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 10th day of September, 19 63.

RECORDED & \$ MTG. TAX
& \$ DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Venable
JUDGE OF PROBATE

NOTARY PUBLIC, STATE OF ALABAMA, 1966