

2437 see entry 246 page 528

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,

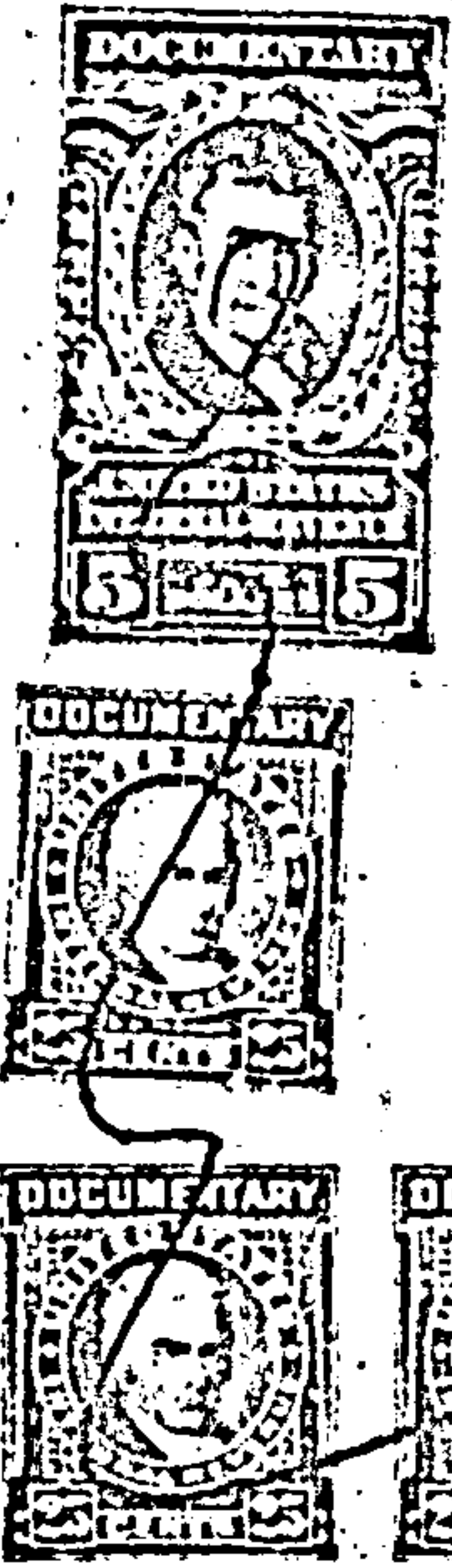
That in consideration of TWO THOUSAND, FIVE HUNDRED AND NO/100 and purchase money mortgage \$4,000.00 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, JOSEPH S. PILATO and wife, ROSE C. PILATO

(herein referred to as grantors) do grant, bargain, sell and convey unto MILTON A. GOWINS and wife, LORENA F. GOWINS

(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 3, in Block 1, according to the Survey of Indian Springs Ranch, as recorded in Map Book 4, Page 29, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to: Line permits to Alabama Power Company recorded in Deed Book 176, Page 73, Page 71 and Page 75, and in Deed Book 198, Page 491, in the Probate Office of Shelby County, Alabama; Restrictions dated 25th Sept. 1958 and recorded in Deed Book 195, Page 467, and amendment to restrictions dated Feb. 26th 1963 and recorded in Deed Book 224, Page 436, in the Probate Office of Shelby County, Alabama; Right of Way deed to Shelby County, dated January 8th, 1948, and recorded in Deed Book 135, Page 7, in the Probate Office of Shelby County, Alabama; Building set back line as shown on recorded map 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 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 1st day of February, 1964

WITNESS:
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 1 P.M.
2/2/64
RECORDED & MTG. TAX
& SALES TAX HAS BEEN
PD. ON THIS INSTRUMENT.
Ernest W. Cloud

Joseph S. Pilato (Seal)
Rose C. Pilato (Seal)

STATE OF ALABAMA
Jefferson COUNTY } JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph S. Pilato and wife, Rose C. Pilato whose name is here signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, after 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 1st day of February, A. D. 1964

Ernest W. Cloud
Notary Public.

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