

3555

see mtg 287
p 436

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, /and execution of purchase money mortgage in amount of \$3,000.00

That in consideration of ONE THOUSAND, FIVE HUNDRED and NO/100 - - - - - DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

WILLIAM C. McNUTT and wife, IRENE M. McNUTT

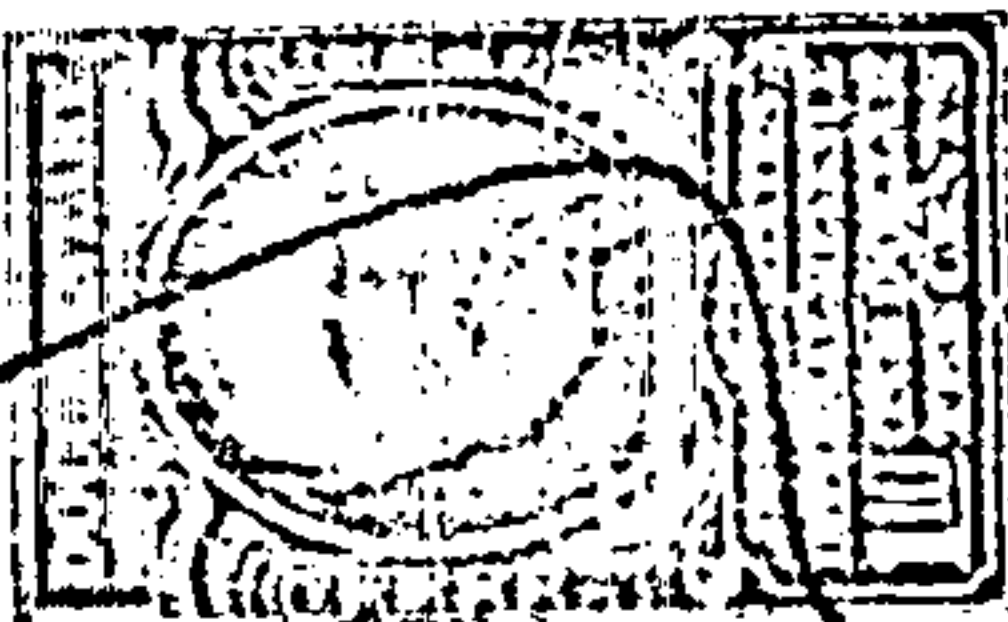
(herein referred to as grantors) do grant, bargain, sell and convey unto

CHARLES BARONE and wife, HELEN A. BARONE

(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 3, in INDIAN SPRINGS RANCH, according to the plat thereof, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 4, Page 29. Subject to easements and restrictive covenants of record.

Subject to: Permits to Alabama Power Company recorded in Deed Book 176, Pages 73, 71 and 75, and in Deed Book 198 on Page 491, in the Probate Office of Shelby County, Alabama; Restrictions dated September 25, 1958, recorded in Deed Book 195, Page 467, and amended restrictions recorded in Deed Book 224, Page 436, in the said Probate Office; Building set back line of 100 feet as shown by map of said 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 22nd day of APRIL, 1964

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 2/27/64
RECORDED & S. MTG. TAX
& S. DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

William C. McNutt (Seal)
(William C. McNutt)

Irene M. McNutt (Seal)
(Irene M. McNutt)

Charles M. Decker

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 William C. McNutt and wife, Irene M. McNutt 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 22nd day of APRIL, A. D., 1964

Margaret Seruys
Notary Public.

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