

6812

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 Five thousand, Two hundred Fifty and No/100-----DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Charles Barone and wife, Helen A. Barone (herein referred to as grantors) do grant, bargain, sell and convey unto

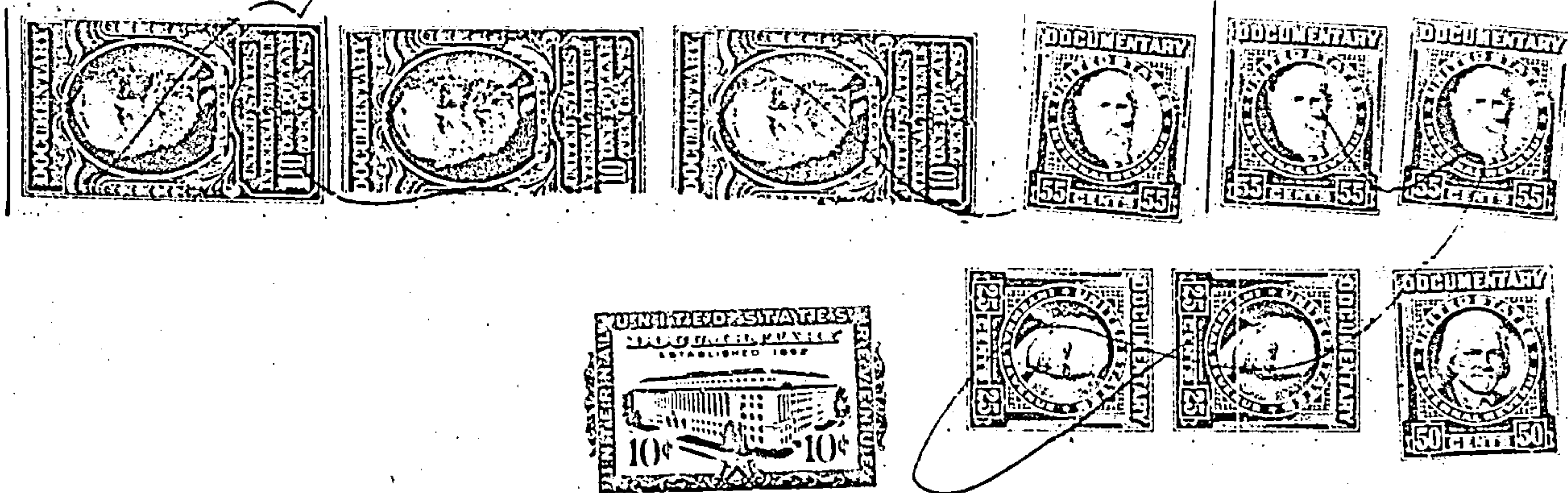
Eugene Wilkerson and wife, Eloise Wilkerson

(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 as recorded in Deed Book 176, Pages 73, 71 and 75; and as recorded in Deed Book 198, on Page 491, in the Probate Office of Shelby County, Alabama; Restrictions dated September 25, 1958, as recorded in Deed Book 195, Page 467, and amended restrictions dated 26th February 1963 as recorded in Deed Book 224, Page 436, in 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 17th day of September 64, 1964.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 7-29-64
RECORDED & \$4.00 INTG. TAX
& \$5.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Charles Barone (Seal)
(Charles Barone)

Helen A. Barone (Seal)
(Helen A. Barone)

STATE OF NEW YORK
Niagara COUNTY

the undersigned

Charles Barone and wife, Helen A. Barone

do hereby certify that those named 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 17th day of September A. D., 1964.

NOTARY PUBLIC IN STATE OF NEW YORK
Qualified in Niagara County
Certificate Filed in the County
My Commission Expires March 30, 1965

Joseph E. Darlak
Notary Public.
My Commission expires March 30, 1965.