

117

LP 2400.00  
see my 296 page 264

State of Alabama

Jefferson

COUNTY

Know All Men By These Presents,



That in consideration of One Thousand Dollars and other good and valuable DOLLARS considerations to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged we, J. F. Dudley and wife, Jewell Dudley (herein referred to as grantors) do grant, bargain, sell and convey unto John W. Jennings and wife, Joyce B. Jennings

(herein referred to as GRANTEEES) 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 No. 12, according to the Map or Plat of Indian Hills Sub-division, First Sector, recorded in Map Book 4, Page 81, in the Office of the Judge of Probate of Shelby County, Alabama, except oil, gas, petroleum, sulfur, and the privileges in connection therewith as described in Deed Book 127, at Page 140 in the Office of the Judge of Probate of Shelby County, Alabama.

## SUBJECT TO:

1. 50 foot building set back line from Trailridge Drive as shown on recorded map of said subdivision.
2. Title to oil, gas, petroleum, sulfur and the privileges in connection therewith as described in Deed Book 127, Page 140 in the Office of Judge of Probate of Shelby County, Alabama.
3. Easement for telephone and telegraph lines, for public utilities, sanitary sewers, storm sewers, and/or storm drains, as shown on map or plat of said subdivision.
4. Rights claimed under the utility easement from T. E. Bonner & wife, Nell C. Bonner, dated 24th Oct. 1963, rec. 20th Nov. 1963 in Deed Book 228 Page 165 to Ala. Power Co. and Southern Bell Tel. & Tel. Co.
5. Rights claimed under the gas extension and mortgage agreement for development purposes by and between Ala. Gas Corp. and T. E. Bonner and J. B. Davis Realty Co., dated 10th Oct. 1963, rec. 26th Nov., 1963 in Deed Book 228, Page 266 in Probate Office.
6. Rights claimed under the Water Co. agreement rec. in Deed Book 229, Pages 109-115 in Office of Judge of Probate of Shelby County.
7. Restrictive covenants dated 1st. Dec. 1964 and recorded in Deed Book 234, Page 304 in Probate Office.

\$21,600.00 of the purchase price \$24,000.00 was paid from mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEEES 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 we do, for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that ~~we are~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances: except current taxes and as set forth above;

that we have a good right to sell and convey the same as aforesaid; that we will and ~~we~~ (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seals, this 22<sup>nd</sup> day of November, 1965.

WITNESS:

J. F. Dudley  
J. F. Dudley  
Jewell Dudley  
Jewell Dudley

J. F. Dudley and wife, Jewel Dudley

Dudley

TO

John W. Jennings and wife,  
Joyce B. Jennings

JEFFERSON FEDERAL  
RETURN TO 213 North 21st Street  
Birmingham, Ala.

LOUISVILLE TITLE INSURANCE  
SHELBY COMPANY  
LOUISVILLE 1, KENTUCKY

2.50  
1.00  
\$3.50

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

General Acknowledgment

State of Alabama  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. F. Dudley and wife, Jewel Dudley 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 22 day of November

A. D., 1965

*J. F. Dudley*  
Notary Public

General Acknowledgment

State of  
SHELBY COUNTY

I, a Notary Public in and for said County, in said State, hereby certify that whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

A. D., 19

*STATE OF ALA. SHELBY COUNTY  
I CERTIFY THIS INSTRUMENT  
IS A TRUE COPY  
AND IS SO FILED  
RECORDED  
B. S. D.  
PD. O. T.*

*C. S.*  
Notary Public

Corporation Acknowledgment

State of  
SHELBY COUNTY

I, a Notary Public in and for said County in said State, hereby certify that whose name as 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, this the day of

19

Notary Public