

3370

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 Twenty-five Hundred and no/100 Dollars and the assumption by the grantees of the unpaid balance due on that certain mortgage from grantors to Harber, Cook & Hulsey, Inc. dated November 8, 1960, recorded Mtg. Book 269 page 106 in Probate Office Shelby Co., Ala. to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Bobby L. Garst and wife, Mary H. Garst

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

Cecil L. Carlson and Dorothy Ann Carlson

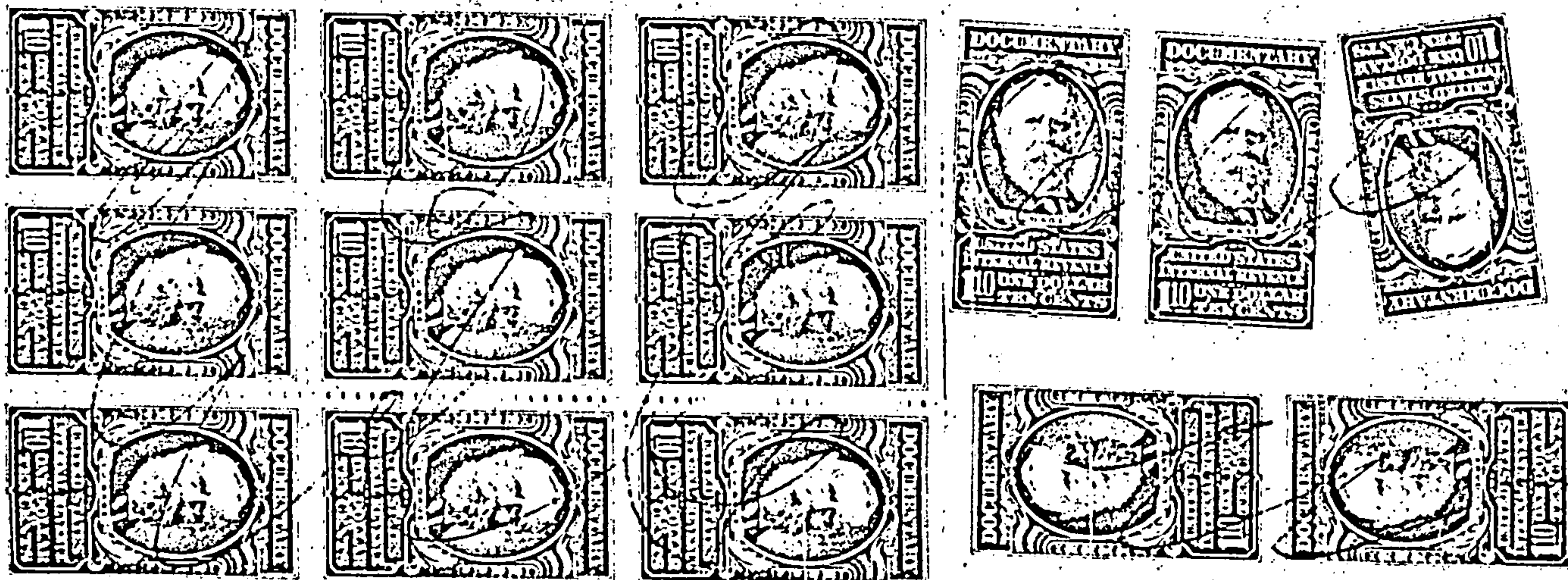
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot No. 10 according to Central Hills Subdivision in the Town of Wilsonville, Alabama, as shown by map recorded in Map Book 4 page 44 in the Probate Office of Shelby County, Alabama

SUBJECT TO; Restrictions and limitations as to the use of the property as shown in Map Book 4 page 44 in said Probate Office; transmission line permit in favor of Southern Bell Telephone & Telegraph Company and Alabama Power Company across all streets, avenues, alleys, public ways, public utility easements and/or said additional easements within said Subdivision as shown by map of said Subdivision, as shown by an instrument recorded in Deed Book 208 page 264, in said Probate Office.



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 19th day of February, 1966.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8-11-66
RECORDED 8-11-66
& 250
PD. CH. 1

Bobby L. Garst (Seal)
Bobby L. Garst
Mary H. Garst (Seal)
Mary H. Garst (Seal)

760
STATE OF ALABAMA
Shelby COUNTY
JUDGE OF PROBATE

1. Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Bobby L. Garst and wife, Mary H. Garst, 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 19th day of February, A. D., 1966.

Martha B. Joiner
Notary Public.