

This instrument was prepared by

427

(Name) Frank Dominick

(Address) 927 Brown-Marx Building, Birmingham, Alabama, 35203

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

(3)
STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand Eight Hundred Twenty-one and 33/100 - - - - - DOLLARS the assumption of the mortgage hereinafter set out, and execution of a purchase money mortgage in the amount of \$4900.00 securing balance of purchase price, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Don L. Harrell, Sr., and wife, Bertha J. Harrell

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

John R. Faucette and Elizabeth K. Faucette

(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 and Jefferson County, Alabama to-wit:

Lot 43, according to the survey of River Estates, as recorded in map book 4, page 27, in the Probate Office of Shelby County, Alabama; and map book 53, page 55, in the Probate Office of Jefferson County, Alabama.

SUBJECT to easement and building line as shown by recorded maps; easements to Alabama Power Company recorded in Vol. 2756, page 67, Probate Office, Jefferson County, Alabama and Vol. 218 page 21 and Vol. 220, page 42, Probate Office, Shelby County, Alabama; easements to Alabama Power Company and Southern Bell Tel. & Tel. Company recorded in Vol. 6522 page 144, Probate Office of Jefferson County, Alabama and Vol. 214, page 142, Probate Office of Shelby County, Alabama; mineral and mining rights and rights incident thereto as recorded in Vol. 4 page 542, Probate Office, Shelby County, Alabama; and restrictions as to the use of the property as recorded in Vol. 218, page 310, Probate Office of Shelby County, Alabama.

As a part of the consideration, grantees assume and agree to pay the balance due under mortgage to Realty Mortgage Company recorded in Vol. 288, page 180, Probate Office of Shelby County, Alabama; and Real Vol. 8, page 786, Probate Office of Jefferson County, Alabama; and assigned to Metropolitan Life Insurance Company, Vol. 230, page 896, Probate Office, Shelby County, Alabama; Real Vol. 13, page 620, Probate Office, Jefferson County, Ala.

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 October, 1968

STATE OF ALABAMA }
Jefferson COUNTY }
1968 NOV -6 AM 8:30
U.C.C. FILE NUMBER OF
REC. BK. & PAGE AS SHOWN
JUDGE OF PROBATE

Don L. Harrell, Sr. (Seal)
Bertha J. Harrell (Seal)
Bertha J. Harrell (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Don L. Harrell, Sr., and wife, Bertha J. Harrell whose name s 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 October

Roy E. Williams
Notary Public

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