

This instrument was prepared by

(Name) Martha Robbins

(Address) 3040 Montgomery Highway, Birmingham, Alabama

Form 1-1-5 Rev. 1-68

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,

**EMMETT W. CLOUD and wife, MARGARET B. CLOUD**

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

**JOSEPH P. SANDERS, JR. and wife, HELEN G. SANDERS**

(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 2, in Block 1, Indian Crest Estates, Second Sector, according to Map as recorded in Map Book 5 on Page 42 in Probate Office of Shelby County, Alabama. Minerals and mining rights excepted.

Subject to: Restrictive covenants recorded in Deed Book 256 on page 597 in Probate Office of Shelby County, Alabama. Fifty foot building set back line from Indian Crest Trail as shown recorded plat of subdivision. Ten Foot utility easement on North, East and South sides of said lot as shown on recorded map of subdivision.

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APR 10 1970  
SHELBY COUNTY, ALA.  
11:24 AM  
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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 10th day of April, 19 70.

WITNESS:

..... (Seal)

..... (Seal)

..... (Seal)

Emmett W. Cloud (Seal)

Margaret B. Cloud (Seal)

..... (Seal)

928  
STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

A. R. Upshaw

a Notary Public in and for said County, in said State.

do hereby certify that EMMETT W. CLOUD and wife, MARGARET B. CLOUD

whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day, that, being informed of the contents of the conveyance they executed the same voluntarily the day the same bears date.

Given under my hand and official seal this 10th day of April, A. D. 19 70

A. R. Upshaw  
Notary Public.