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This instrument was prepared by

(Name) Erle Pettus, Jr.

(Address) 1700 2121 Building, Birmingham, Alabama

Form 1-1-5 Rev. 1-66

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

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS,  
SHELBY COUNTY }

That in consideration of Seven Thousand and No/100-----DOLLARS and a purchase money mortgage for the balance of the purchase price to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, CECIL F. ADAM and wife, RUTH C. ADAM (herein referred to as grantors) do grant, bargain, sell and convey unto JAMES H. TOWNLEY and wife, EDNA EARLE TOWNLEY

(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 4, in Block 2, according to the Survey of Indian Hills, Second Sector, as recorded in Map Book 4, page 91, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

This conveyance is subject to the following exceptions:

1. Taxes due in the year 1971, a lien but not yet payable.
2. Easements and building set back line as shown by record plat.
3. Restrictions in Vol. 231, page 543, and amended by Vol. 258, page 193 recorded in said Probate Office, which contain no reversionary clause.
4. Easements in favor of Alabama Power Co. in Vol. 179, page 380, in said Probate Office.
5. Right of parties to agreement (re-water) recorded in Vol. 229, page 112 in said Probate Office.

U.C.C. FILE NUMBER OF ABOVE REC. BK. & PAGE AS SHOWN IN  
 1970 OCT 31 AM 9:00  
 STATE OF ALA. SHELBY CO. INSTRUMENT WAS FILED  
 1970 OCT 31 AM 9:00  
 JUDGE OF PROBATE  
 Conner J. ...

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 30th day of October, 1970

WITNESS:

.....(Seal) Cecil F. Adam (Seal)  
 .....(Seal) Ruth C. Adam (Seal)  
 .....(Seal) (Seal)

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STATE OF ALABAMA }  
JEFFERSON COUNTY }

General Acknowledgment

I, Manda F. Salmon, a Notary Public in and for said County, in said State, hereby certify that Cecil F. Adam and wife, Ruth C. Adam 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 30th day of October, 1970

Manda F. Salmon  
 Notary Public  
 JEFFERSON COUNTY