

This instrument was prepared by:
James T. McClain
2824 Linden Avenue, Homewood, Alabama

903

see mtg 315 - 473

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of THIRTY-FIVE THOUSAND (\$35,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, Ralph S. Tully and Rodonna T. Tully

(herein referred to as grantors) do grant, bargain, sell and convey unto Terry E. Dison and Ruby M. Dison

(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 1 Block 1 according to First Sector, Indian Valley as recorded in Map Book 5, Page 43, In the Probate Office of Shelby County, Alabama.

Taxes due in the year 1971 which are a lien but not due and payable until October 1st, 1971.

Building line and easement as shown by recorded map.

Restrictions contained in Volume 258, page 257, in the Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company recorded in Volume 102, page 55; Volume 111, page 266; Volume 119, page 297; Volume 129, page 565 and Volume 102, page 53, in said Probate Office.

Easement to Alabama Power Company granted by Tennessee Coal Iron and Railroad Company dated 11/27/36.

Mineral and mining rights and rights incident thereto recorded in Volume 181, page 385, in said Probate Office.

Easements as may exist over upon or across said property for public road, electric transmission lines, telephone lines, telegraph line or pipe lines.

\$30,600.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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:

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 and seal on, this

10th day of December, 1970.

WITNESS:

Roland Self

Ralph S. Tully
Rodonna T. Tully

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BOOK 263
FORM 134

RETURN TO *Jefferson*
215-770-3121 H.

Ralph S. Tully

TO
Terry E. Dixon

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

450
145
595

LOUISVILLE TITLE INSURANCE
COMPANY
P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

State of ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Ralph S. Tully and wife, Rodonna T. Tully
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 10th day of December A. D., 19 70

Roland Self
Notary Public

State of \
COUNTY }

General Acknowledgment

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 day of A. D., 19

Notary Public

STATE OF ALA. S.E. CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1970 DEC 11 PM 5:08
REC. BK. & P. AS ABOVE
U.C.C. FILE NO. 1970-11-50
CONFIRMED

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PAGE 209
BOOK 265
State of
COUNTY }

Corporation Acknowledgment

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