

This instrument was prepared by

REAL

672 PAGE 936

See Mtg 315-752 4.00
1.15
5.15

(Name) Robert O. Driggers, Attorney

(Address) 2824 Linden Avenue, Homewood, Alabama 35209

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

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

4000.00 & Mtg
1.2-30-70

That in consideration of Thirty Two Thousand Two Hundred (\$32,200.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

RALPH S. TULLY and wife, RODONNA T. TULLY

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

JOHN THAD MESSER and wife, CAROLYN J. MESSER

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

This conveyance is subject to the following:

1. Taxes for the year 1971.
2. Building line and easement as shown by recorded map.
3. Restrictions contained in Volume 258, page 257, in the Probate Office of Shelby County, Alabama.
4. 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.
5. Easement to Alabama Power Company granted by Tennessee Coal Iron and Railroad Company dated 11/27/36.
6. Mineral and mining rights and rights incident thereto recorded in Volume 181, page 385, in said Probate Office.

Twenty Eight Thousand Two Hundred (\$28,200.00) Dollars of the consideration recited above was paid from a 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, 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 December, 1970.

WITNESS:
STATE OF ALA. JEFFERSON CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON
REAL 672 PAGE 936 (Seal)
DEC 30 4 10 PM '70 (Seal)
RECORDED & \$1.15 TAX
& \$1.15 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT. (Seal)
J. R. MESSER

Ralph S. Tully
RALPH S. TULLY
Rodonna T. Tully
RODONNA T. TULLY
General Acknowledgment
REC. DEED & PAGE AS SHOWN ABOVE
JUL 11 1971
INSTRUMENT WAS FILED
1971 JUN 11 11 06 19
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
JUL 11 1971

STATE OF ALABAMA
JEFFERSON COUNTY

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 in the day the same bears date.

Given under my hand and official seal this 30th day of December, A. D., 1970.

Notary Public.