

2095 See Mtg 317-163

This instrument was prepared by

(Name) Robert O. Driggers, Attorney
(Address) 2824 Linden Avenue, Homewood, Alabama

Form 1-15 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,

That in consideration of Twenty Eight Thousand Four Hundred ----- (\$28,400.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
CARLOS H. JOHNSON and wife, FRANCES ELAINE JOHNSON

(herein referred to as grantors) do grant, bargain, sell and convey unto
HARVEY RAY MADDOX and wife, ROSE S. MADDOX

(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 13 according to the map of Altadena Valley Country Club Sector as recorded in Map Book 4, page 71, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1971.
2. 35 foot building line, 10 foot easement across rear and 15 foot easement along west side, all as shown by recorded map.
3. Mineral and mining rights and rights incident thereto recorded in Volume 4, page 542, in the Probate Office of Shelby County, Alabama and Volume 255, page 572, in the Probate Office of Jefferson County, Alabama, Birmingham Division.
4. Easement to Alabama Power Company recorded in Volume 6693, Page 287, in the Birmingham Division of the Probate Office of Jefferson County, Alabama.
5. Restrictions contained in Volume 6914, page 571, in the Birmingham Division of said Probate Office.

\$28,400.00 of the purchase price 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 19th

day of April, 1971

STATE OF ALABAMA }
JEFFERSON COUNTY }
WITNESS }
INSTRUMENT NO. 1971 APR 23 PM 8:00
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBERS OR
COUNCIL OF PROBATE
JUDGE OF PROBATE
(Seal)
(Seal)
(Seal)

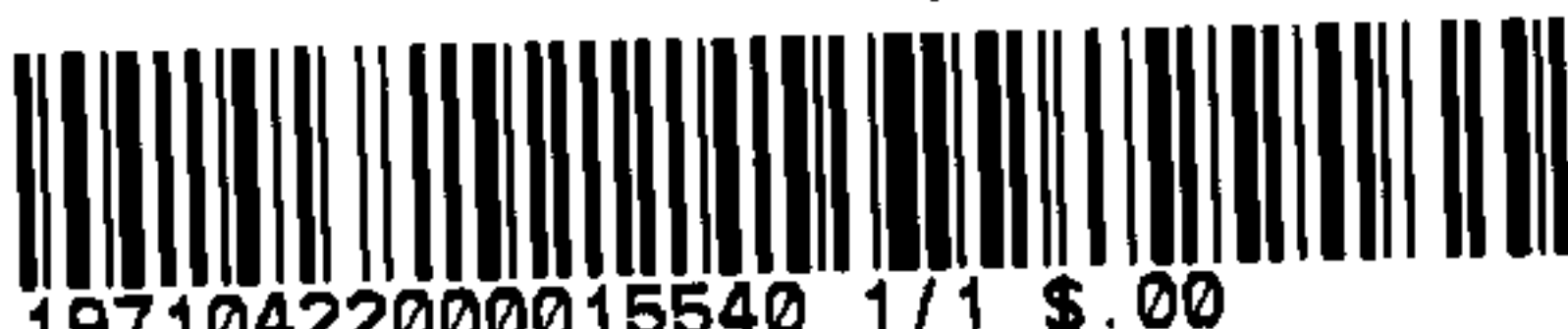
CARLOS H. JOHNSON (Seal)

FRANCES ELAINE JOHNSON (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CARLOS H. JOHNSON and wife, FRANCES ELAINE JOHNSON 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 19th day of April, A. D. 1971



19710422000015540 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/22/1971 12:00:00 AM FILED/CERT

My Commission Expires May 8, 1974