

This instrument was prepared by

3444 See mtg 317-677

(Name) James T. McClain, Jim McClain Realty Co., Inc.

(Address) 2824 Linden Avenue, Birmingham, 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

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY-TWO THOUSAND FIVE HUNDRED (\$32,500.00) & 00/100-----DOLLARS

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

Carlos H. Johnson and Frances Elaine Johnson

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

Carl Gary Chambers and Agnes Elaine Chambers

(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 3 according to the map of Indian Valley, First Sector 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.

Easement and building line as shown by recorded map.

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

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 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.

A mortgage in favor of Home Federal Savings and Loan in the amount of \$29,250.00.

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 ~~X~~(we) do for ~~XXXX~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~our~~ (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 June, 1971.

WITNESS:

Al Simmons

(Seal)

Meredith Moody

(Seal)

(Seal)

Carl H. Johnson

(Seal)

Frances Elaine Johnson

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, James T. McClain

herby certify that Carlos H. Johnson and Frances Elaine Johnson, a Notary Public in and for said County, in said State, 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 June, A. D., 1971.

James T. McClain

Notary Public.