

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

Shelby

COUNTY

Know All Men By These Presents,

That in consideration of Eight Thousand Four Hundred Seventy-Seven & 50/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, Timothy E. Bragg and wife, Virginia Ann Bragg (herein referred to as grantors) do grant, bargain, sell and convey unto

Colyn T. Bradley and Betty Owens Bradley

(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 no. 31 in Allendale Subdivision, according to map of said subdivision which is recorded in the Probate Office of Shelby County, Alabama in Map Book 4, page 78.

Subject to easements and restrictions of record.

The grantees herein take title to said property subject to and hereby assume and agree to pay that certain mortgage executed by Bobby D. Roman and wife, Rebecca Roman to Birmingham Federal Savings and Loan Association, as the same as recorded in Real Volume 306, page 14 in the aforesaid Probate Office.



19710923000040150 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
09/23/1971 12:00:00 AM FILED/CERT

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 ~~we~~ (we) do, for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances: except current ad valorem taxes and as set out above. that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 and seals, this 17<sup>th</sup>

day of September, 1971.

WITNESS:

*J. P. Bragg*  
*J. P. Bragg*

*Timothy E. Bragg*  
Timothy E. Bragg  
*Virginia Ann Bragg*  
Virginia Ann Bragg

SPEIR, ROBERTSON and JACKSON  
1303 City National Bank Bldg.  
Birmingham, Alabama

TO

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

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



19710923000040150 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
09/23/1971 12:00:00 AM FILED/CERT

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Timothy E. Bragg and wife, Virginia Ann Bragg whose name 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 17<sup>th</sup> day of

September

A. D., 1971

*Bruce Robertson*  
Notary Public

State of

COUNTY

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that 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

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