

This instrument was prepared by

(Name) Robert O. Driggers, Attorney

(Address) 2824 Linden Avenue, Homewood, Alabama

Form 1-1-6 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 Thirty Three Thousand Seven Hundred Fifty (\$33,750.00) 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

JERRY W. HUFF and wife, MARTHA O. HUFF

(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 15, Block 2, according to the survey of Indian Valley, First Sector, as recorded in Map Book 5, page 43, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1972.
2. Easement and building line on 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 by TCI 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.
7. Easement to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 265, page 458 in said Probate Office.

\$28,700.00 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 15th day of October, 1971.

WITNESS:

(Seal)

(Seal)

(Seal)

CARLOS H. JOHNSON

(Seal)

FRANCES ELAINE JOHNSON

(Seal)

General Acknowledgment

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 15 day of October, A. D., 1971.

Robert O. Driggers
Notary Public.

See entry 319-506

19711019000044200 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/19/1971 12:00:00 AM FILED/CERT

5050 dw
5486

BOOK 270 PAGE 506
STATE OF ALABAMA
JEFFERSON COUNTY
OCT 19 1971
U.S. DEPT. OF JUSTICE
RECORDS & COMM. DIV.
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