

See Mtg 319-807

5469

This instrument was prepared by

(Name) Wallace & Ellis, Attorneys

(Address) Columbiana, Alabama

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 FIVE THOUSAND & NO/100 DOLLARS of which \$1,000 has been paid in cash and the balance secured by purchase money mortgage to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, W. A. Henke and wife, Ola Henke

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

James B. McCabe and Maurice J. McCabe (husband and wife)

(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. 43 in Lacoosa Estates as shown on plat recorded in the Probate Office of Shelby County, Alabama in Map Book 5, page 35.

Subject to Restrictions recorded in said Probate Office in Deed Book 254, page 16. SUBJECT ALSO TO: Rights of Alabama Power Company acquired in condemnation procedure in 1912 as shown by proceedings in Final Record 7, page 1 in Probate Office of Shelby County, Alabama, and agreement entered into between L. D. Hand and wife and Alabama Power Co. shown in Deed Book 48, page 565 and in instruments shown in Deed Book 48, page 337 and in Deed Book 57, page 102; permit to Alabama Power Company shown in Deed Book 167, page 107 in Probate Office; Right of way to Shelby County recorded in Deed Book 227, page 154 in said Probate Office; Contract to Alabama Power Company recorded in Deed Book 242, page 378, 379 and 380; Instrument recorded in Deed Book 248, page 117 in said Probate Office.



19711112000048200 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/12/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
1971 SEP 10 AM 8:58
REC. EX. & FILED AS SHOWN ABOVE
U.C. FILE NUMBER OR
REC. EX. & FILED AS SHOWN ABOVE

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 13 day of July, 1971.

WITNESS:

(Seal)
(Seal)
(Seal)

(Seal)
(Seal)
(Seal)
W. A. Henke
Ola Henke

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. A. Henke and Ola Henke 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 13 day of July, A. D., 1971.

Lancei Brasler
Notary Public.

BOOK 271 PAGE 5