

This instrument was prepared by

4423 5882 5250 dw

See 7719 318-

(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-SEVEN THOUSAND SIX HUNDRED FIFTY (\$37,650.00) & 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, Husband and wife

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

Michael P. Griffin and Gillian L. Griffin

(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 10, Block 4 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 on 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 TCI 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 Jefferson Federal Savings & Loan Association in the amount of \$32,400.00



19711112000048220 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/12/1971 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) do, for ~~XXXX~~ (ourselves) and for ~~XX~~ (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 ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~XX~~ (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 13th

day of August, 1971.

Carlos H. Johnson (Seal)
Frances Elaine Johnson (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, William H. Waggoner, a Notary Public in and for said County, in said State, hereby certify that Carlos H. Johnson and 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 13th day of August, A. D., 1971.

William H. Waggoner
Notary Public.

BOOK 271 PAGE 11
STATE OF ALABAMA
JUL 12 1971
1971 AUG 16 AM 8:40
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
CONFIDENTIAL
JUDGE OF PROBATE