

This instrument was prepared by

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

(Address) 1669 Montgomery Highway, Birmingham, Alabama 35216

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

Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-one Thousand & 00/100 (\$31,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
L & W Builders, Inc.

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

Denney E. Barrow and wife, Pamela A. Barrow

(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 8, Block 2, according to Survey of Indian Valley Subdivision, First Sector, as recorded in Map Book 5, Page 43 in the Office of the Probate Judge of Shelby County, Alabama. Minerals and Mining rights excepted.

Taxes for 1972 and subsequent years.

Restrictive Covenants and Conditions filed for record on 11th June, 1969, in Deed Book 258 Page 257.

35 foot building set back line from Vale Drive.

Title to Minerals underlying caption land with mining rights and privileges pertaining thereto.

Easement for Public Utilities across North and West side of lot as shown on recorded map of subdivision.

Transmission line permits to Alabama Power Company and Southern Bell Telephone and Telegraph Company dated 20th Nov. 1969 and recorded in Deed Book 265 Page 458 in Probate Office.

Transmission line permits to Alabama Power Company recorded in Deed Book 102 Page 55 and Deed Book 111 Page 266 and Deed Book 129 Page 565 in Probate Office.

Such state of facts as would be disclosed by an accurate survey and inspection of the premises.

A mortgage in the amount of \$27,900.00 held by Home Federal Savings and Loan.

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 ~~XXXXX~~(ourselves) and for ~~my~~(our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXX~~ (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 ~~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 29th day of FEBRUARY, 1972.

STATE OF ALABAMA
I, JAMES T. MCCLAIN, Notary Public for said County, do hereby certify that the foregoing instrument was duly executed before me on this day of FEBRUARY, 1972, at Birmingham, Alabama.

L & W Builders Inc
W. Whitlock - Pres

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

General Acknowledgment

I, James T. McClain, a Notary Public in and for said County, in said State, hereby certify that L & W Builders, Inc. - W. Whitlock, President, whose name 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of February, A. D., 1972.



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Shelby Cnty Judge of Probate, AL
03/06/1972 12:00:00 AM FILED/CERT