

This instrument was prepared by

(Name) *W. L. Longshore, Jr., Attorney*

(Address) *423 Frank Nelson Building, Birmingham, Alabama 35203*

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of *SEVENTEEN THOUSAND AND NO/100* -----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

John W. Galloway and wife, Sarah C. Galloway

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

James M. Lawley and wife, Linda B. Lawley

(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 6, in Block 1, in the Arden Subdivision to the Town of Montevallo, as shown by map of said subdivision recorded in Map Book 3, on page 64, in the Probate Office of Shelby County, Alabama. ALSO, a part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 21, Township 22, South, Range 3 West, described as follows: begin at the NW corner of said Lot 6 and thence run North 5 $^{\circ}$ 02' West a distance of 47.0 feet to the North boundary line of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 21, Township 22 South, Range 3 West; thence North 84 $^{\circ}$ 27' East along said boundary line a distance of 100.0 feet; thence south 5 $^{\circ}$ 02' East 48.5 feet to the NE corner of said Lot 6; thence West along the north boundary of said Lot 100.0 feet to the point of beginning.

Subject to 1972 taxes which are a lien but not due and payable until October 1, 1972.

Subject to easement and set back lines shown on map of Arden Subdivision recorded in Map Book 3, Page 64, in the Probate Office of Shelby County, Ala.

Subject to Restrictions and covenants as set forth in Volume 139, Page 269, in said Probate Office and Volume 133, Page 156.

\$16,350.00 of the purchase price recited above was paid from 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 *30th* day of *March*, 19 *72*

WITNESS:

(Seal)

(Seal)

(Seal)

John W. Galloway (Seal)
John W. Galloway

(Seal)
Sarah C. Galloway (Seal)
Sarah C. Galloway

General Acknowledgment

I, *the undersigned*, a Notary Public in and for said County, in said State, hereby certify that *John W. Galloway and wife, Sarah C. Galloway* 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 *30th* day of *March*, A. D., 19 *72*

19720403000017350 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/03/1972 12:00:00 AM FILED/CERT

Notary Public.