

This instrument was prepared by

19721005000049440 1/1 \$.00
Shelby Cnty Judge of Probate AL
10/05/1972 12:00:00 AM FILED/CERT

(Name) J. Fred Powell, Attorney at Law

(Address) 1600 Bank for Savings Building, Birmingham, Alabama

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

See Mtg 326 - 69

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-seven Thousand Four Hundred and No/100-----DOLLARS (\$37,400.00)

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

Charles W. Johnson and wife, Barbara M. Johnson

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

William Scott Townsend and wife, Rebecca Y. Townsend

(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 1, Block 2, Indian Valley, First Sector, as recorded in Volume 5, Page 43, in the Office of the Judge of Probate, Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO: Taxes for the year 1973, a lien not yet due and payable; title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 181, page 385, in the Probate Office of Shelby County, Alabama; restrictions as shown by Deed Book 258, Page 257, in the Probate Office of Shelby County, Alabama; 35 foot building setback line on the east and south side of said lot; 7-1/2 foot utility easement along the west side of said lot; easements to Alabama Power Company recorded in Deed Book 102, Page 55; Deed Book 111, Page 266; Deed Book 119, Page 297; Deed Book 129, Page 565, and Deed Book 102, Page 53, in the Probate Office of Shelby County, Alabama; easement to Alabama Power Company by Tennessee Coal Iron and Railroad Company dated November 27, 1936.

\$28,050.00 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 ~~X~~(we) do for ~~XXXX~~(ourselves) and for ~~XX~~(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 ~~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 3rd day of October, 1972.

WITNESS

(Seal)

(Seal)

(Seal)

Charles W. Johnson

(Seal)

Charles W. Johnson

(Seal)

Barbara M. Johnson

(Seal)

Barbara M. Johnson

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles W. Johnson and wife, Barbara M. 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 3rd day of October, A. D., 1972.

Notary Public.