

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

THE STATE OF ALABAMA
TUSCALOOSA COUNTY

10,000.00
11-1-1973
ONLY

1521

THIS INDENTURE, made and entered into on this the 13th day of November, 1972, by and between

Lynn H. Mosley and wife, Phyllis S. Mosley
(herein referred to as Grantors), and Dave Engel and wife, Joanne S. Engel
(herein referred to as Grantees),

W-I-T-N-E-S-S-E-T-H:

That for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations

19721201000058990 1/2 \$.00
Shelby Cnty Judge of Probate, AL
12/01/1972 12:00:00 AM FILED/CERT

XXXXXXXXXXXXXXXXXXXX

cash in hand paid by the Grantees to the Grantors, receipt of which is hereby acknowledged, we, the undersigned

Lynn H. Mosley and wife, Phyllis S. Mosley

hereby grant, bargain, sell and convey unto

Dave Engel and wife, Joanne S. Engel, as joint tenants with the right of survivorship

the following described property located in the County of Shelby, Alabama, to-wit:

Lots 3 and 4 according to the map of Spring Garden Estates as recorded in Map Book 4 at Page 56 in the Probate Office of Shelby County, Alabama, reference to which is hereby made in aid of and as a part of this description.

The above conveyance is subject to the following exceptions: Taxes for the year 1973 and subsequent years; transmission line permits to Alabama Power Company as recorded in the Probate Office of Shelby County, Alabama in Deed Book 101 at Page 519; Deed Book 180, Page 288; and permit to Alabama Power Company and Southern Bell Telephone and Telegraph Company as recorded in Deed Book 219 at Page 374 in the Probate Office aforesaid.

Right of Way Deed to Shelby County as recorded in the Probate Office of Shelby County, Alabama in Deed Book 135 at Page 6.
Easement to State Highway Department as recorded in Deed Book 134, page 249;
Restrictions appearing of record in Deed Book 210 at Page 545; Utility Easements and building set-back lines as shown on Map Book 4 at Page 56; all of record in the Office of the Probate Judge of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD, unto the said Grantees as joint tenants with the right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) the Grantees shall have and hold the hereinabove described real property for and during their joint lives, and upon the death of either of them the survivor of them, and his or her heirs and assigns, shall have and hold all of said property in fee simple, together with every contingent remainder and right of reversion.

And the Grantors for themselves, their heirs, executors and administrators covenant and agree with the Grantees, their heirs and assigns, that they are seized of an indefeasible estate in fee simple in and to said property, that they have the lawful right to sell and convey the same in fee simple; that the property is free from all mortgages, liens and encumbrances; that they are entitled to immediate possession thereof, and that they will and their heirs, executors and administrators shall forever warrant and defend the same and the possession thereof to the said Grantees, their heirs and assigns forever, against

the lawful claims of all persons whomsoever except as hereinabove set out.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on the day and year first above written.

WITNESS:

Lynn H. Mosley (L.S.)
Phyllis S. Mosley (L.S.)
Phyllis S. Mosley (L.S.)
(L.S.)

THE STATE OF ALABAMA :
COUNTY OF TUSCALOOSA :

19721201000058990 2/2 \$.00
Shelby Cnty Judge of Probate, AL
12/01/1972 12:00:00 AM FILED/CERT

I, the undersigned authority a Notary Public in and for said County in said State, do hereby
certify that Lynn H. Mosley and wife, Phyllis S. Mosley
whose name s 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.

IN WITNESS WHEREOF, I hereunto set my hand and official seal on this the 13th day of November, 1972

STATE OF ALABAMA
INSTRUMENT FILED
1972 DEC -1 PH 2:05
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Consolidated
JUDGE OF PROBATE

Shelby H. Allen
Notary Public in and for Tuscaloosa County, Alabama

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR.

BOOK 277 PAGE 475

THE STATE OF ALABAMA }
Tuscaloosa County.
OFFICE OF JUDGE OF PROBATE

I, Judge
of Probate in and for said County and State, do
hereby certify that the foregoing conveyance was
filed in my office for registration on the day of 19 at M.
and duly recorded in Deed Book No. Page

Given under my hand this day
of 19

Judge of Probate.

HUBBARD & WALDROP
ATTORNEYS AT LAW
2319 - 8TH STREET P. O. BOX 2427
TUSCALOOSA, ALABAMA 35401

THE STATE OF ALABAMA }
Tuscaloosa County.

I, Judge
of Probate for said County, hereby certify that the
following privilege tax has been paid on the within
instrument as required by Acts 1902 and 1903, viz:

\$ Cents

Judge of Probate.

AMOUNT OF FEES

For Recording - \$

For Taxes - \$

\$

Total - \$ 10.00

1.45

11.45

Judge of Probate.