

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

SHELBY

COUNTY

3771
Know All Men By These Presents,

15,300.00
see mtg 329-426

That in consideration of Fifty three thousand, three hundred and no/100-----DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is
acknowledged we, Samuel Porter Howell and wife, Jo Anne S. Howell
(herein referred to as grantors) do grant, bargain, sell and convey unto

Forrest H. McElmurray and wife, Sandra C. McElmurray

(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:

Estate 11, according to the Survey of Wildwood Park Residential Estates, as recorded in
Map Book 5, page 78, in Probate Office of Shelby County, Alabama. Minerals and mining
rights excepted.

This property is conveyed subject to the following:

1. Taxes for the year 1973, a lien but not yet due or payable.
2. Restrictive Covenants and Conditions filed for record on 24th August, 1971, in Deed
Book 269, page 534.
3. 40 Foot building set back line from Indian Crest Drive.
4. Title to minerals underlying caption lands with mining rights and privileges pertaining
thereto as recorded in Deed Book 42, page 246 in Probate Office.
5. Transmission line permits to Alabama Power Company recorded in Deed Book 124, page 493
and in Deed Book 214, page 631 in Probate Office of Shelby County, Alabama.
6. Transmission line permit to Alabama Power Company and Southern Bell Telephone and
Telegraph Company recorded in Deed Book 271 on page 557 in Probate Office.
7. Right of way and rights in connection therewith, dedication of Indian Crest Drive in
Deed Book 255 on page 645 in Probate Office.
8. Utility Easement across North, South and West side of said lot as shown on recorded
Map of said Subdivision.

\$40,000.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

279 PAGE 15
BOOK
19730312000013680 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/12/1973 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 ~~xx~~(we) do, for ~~myself~~(ourselves) and for ~~my~~(our) heirs, executors, and administrators covenant
with the said GRANTEES, their heirs and assigns, that ~~xx~~(we are) lawfully seized in fee simple of said
premises; that they are free from all encumbrances:

that ~~xx~~(we) have a good right to sell and convey the same as aforesaid; that ~~xx~~(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 and seal, this 28th
day of February, 1975.

WITNESS:

Michael E. Weaver

Samuel Porter Howell
Samuel Porter Howell
Jo Anne S. Howell
Jo Anne S. Howell

Jefferson County
815 N. 21st St
35203

BOOK 279 PAGE 152

STATE OF ALABAMA
SHELBY COUNTY
NOTARY PUBLIC
JAN 13 1979

Notary Public

Notary Public

RETURN TO *Shelby, Ala*
35203

Samuel Porter Howell and wife,

Jo Anne S. Howell

TO

Forrest H. McIlmurray and wife,

Sandra C. McIlmurray

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

815-23573

This form furnished by

ALABAMA TITLE COMPANY, INC.

Agents for

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street

Birmingham, Alabama 35203

LOUISVILLE TITLE INSURANCE
COMPANY

P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

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Shelby Cnty Judge of Probate, AL
03/12/1973 12:00:00 AM FILED/CERT

State of ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Samuel Porter Howell and wife, Jo Anne S. Howell 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 28th day of February A. D., 19 73
Heide E. Howard
Notary Public

State of
COUNTY

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____ whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____ A. D., 19 _____

Notary Public

State of
COUNTY

Corporation Acknowledgment

I, _____, a Notary Public in and for said County in said State, hereby certify that _____ whose name as _____ of _____ a Corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand, this the _____ day of _____

Notary Public