

This instrument prepared by

(Name) W. A. Jenkins, Jr., Attorney

(Address) 302 Frank Nelson 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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Seven Thousand One Hundred and no/100-----DOLLARS

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

Rocco J. Leo and wife, Gloria R. Leo

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

Ronald Wayne Saxon and wife, Donalyn K. Saxon

(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 Jefferson County, Alabama to-wit:

Lot 15, in Block 1, Oak Mountain Estates, according to Map as recorded in Map Book 5, on page 57 in Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1973.
2. Restrictive Covenants and Conditions filed for record on 4th August, 1970, in Deed Book 263, Page 350.
3. 30 foot building set back line from Creekview Circle (violated 2.2 feet).
4. Title to minerals underlying caption lands with mining rights and privileges pertaining thereto.
5. Transmission line permit to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Deed Book 265, Page 223, in Probate Office.
6. Transmission line permit to Alabama Power Company across NW 1/4 of SW 1/4 Section 12 Tp. 20, Range 3 West, recorded in Deed Book 108, page 379 in Probate Office.

(See Reverse Side)



19730329000016860 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/29/1973 12:00:00 AM FILED/CERT

\$26,100.00 of the purchase price recited above was paid from a 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 23rd day of March, 1973.

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
RECEIVED
MARCH 29 1973
10:22 AM

(Seal)

(Seal)

(Seal)

Rocco J. Leo

Rocco J. Leo

Gloria R. Leo

Gloria R. Leo

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Rocco J. Leo and wife, Gloria R. Leo whose name 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 23rd day of March, 1973.

Notary Public
My Commission Expires May 12, 1979

7. Utility Easement across South side of said lot and NE side of said lot as shown on recorded Map of said subdivision.

8. Restrictions set forth in Par. 1 (a) to (d) inclusive in contract dated 30th April, 1970, by and between Coy M. Cooper as Trustee and Billy D. Eddleman, referred to in deed recorded in Deed Book 263, Page 335.



19730329000016860 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/29/1973 12:00:00 AM FILED/CERT

U.C. FILE NUMBER 00
EFC. FKA. FID. AS OF 03/29/73

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Deed Book 263 1.00
1973 MAR 29 PM 10:23

JENKINS & WALLIS, Attorneys
RETURN TO 301 Frank Nelson Building
Birmingham, Alabama 35202

Rocco J. Leo and Gloria

R. Leo

TO

Ronald Wayne Saxon and

Donalyn K. Saxon

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

1.00
145
2.45

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.