

This instrument was prepared by

(Name) Robert O. Driggers, Attorney

(Address) 2824 Linden Avenue, Homewood, Alabama 35209

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

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Six Thousand Nine Hundred (\$46,900.00)----- DOLLARS

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

WALTER H. WILBORN and wife, MARY JO WILBORN

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

NED A. DANIELL and wife, CAROL W. DANIELL

(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 42, according to the survey of River Estates as recorded in Map Book 4, Page 27, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

This conveyance is subject to the following:

1. Taxes for the year 1973.
2. Easement and building line as shown by recorded map.
3. Easements to Alabama Power Company recorded in Volume 2756, Page 67, in the Probate Office of Jefferson County, Alabama, and Volume 218, Page 21 and Volume 220, Page 42, in the Probate Office of Shelby County, Alabama.
4. Easement to Alabama Power Company and Southern Bell Telephone And Telegraph Company recorded in Volume 6522, Page 144, in the Probate Office of Jefferson County, Alabama, and Volume 214, Page 142, in the Probate Office of Shelby County, Alabama.
5. Mineral and Mining rights and rights incident thereto recorded in Volume 4, Page 542, in the Probate Office of Shelby County, Alabama
6. Restrictions contained in Volume 218, Page 310, in the Probate Office of Shelby County, Alabama.

\$42,200.00 of the consideration recited above was paid from the proceeds of 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 10<sup>th</sup> day of May, 1973

WITNESS:

STATE OF ALA., SHELBY CO.,  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON

May 14 1973 (Seal)  
RECORDED & \$ 50.00 (Seal)

350.00 (Seal)  
PD. ON THIS INSTRUMENT

Walter H. Wilborn (Seal)  
WALTER H. WILBORN  
Mary Jo Wilborn (Seal)  
MARY JO WILBORN

General Acknowledgment

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Walter H. Wilborn and wife, Mary Jo Wilborn 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 10<sup>th</sup> day of May, A. D. 1973.



19730514000027050 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
05/14/1973 12:00:00 AM FILED/CERT

My Commission Expires May 8, 1974