

This instrument was prepared by

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(Address) First Federal Building, Birmingham, Alabama 35203

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 One Dollar (\$1.00) and the execution of a purchase money mortgage in the principal amount of Ten Thousand Dollars (\$10,000.00) ~~XXXXXX~~

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Theodore J. Oechsner and Nelle E. Oechsner (husband and wife)

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

Donald W. Hodge and Virginia C. Hodge

(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 12, according to the Survey of Indian Crest Estates, as recorded in Map Book 5, Page 40, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to:

1. Taxes due in the year 1973 which are a lien but not due and payable until October 1, 1973.
2. Easement and building line as shown by recorded map.
3. Mineral and mining rights and rights incident thereto as recorded in Volume 42, Page 246, in the Probate Office of Shelby County, Alabama.
4. Right of Way to Alabama Power Company as shown by instrument recorded in Volume 247, Page 874, in the said Probate Office.
5. Restrictions contained in Volume 256, Page 143, in the said Probate Office.
6. Right of Way to Alabama Power Company and Southern Bell Telephone & Telegraph Company as shown by instrument recorded in Volume 256, Page 650, in the said Probate Office.



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Shelby Cnty Judge of Probate, AL  
05/18/1973 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 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 16th day of May, 1973

WITNESSES  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned Theodore J. Oechsner and Nelle E. Oechsner (husband and wife) hereby certify that they 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 16th day of May, A.D., 1973

My Commission Expires May 8, 1974