

THIS INSTRUMENT PREPARED BY:

Charles A. J. Beavers

1122 North 22nd Street  
Birmingham, Alabama 35234

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Nineteen Thousand Three and 42/100 (\$19,003.42) ----- DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

H. L. Kilpatrick and wife, Wanda J. Kilpatrick,

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

Walter J. O'Dazier and wife, Rachel M. O'Dazier,

(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 1, Block 1, according to the survey of Altadena Park, as recorded in Map Book 5, Page 73, in the Probate Office of Shelby County, Alabama, less and except the Westerly 10 feet thereof, being a strip 10 feet wide lying adjacent and parallel to Old Caldwell Mill Road, also being Lot 1-A, according to Altadena Park Resurvey, as recorded in Map Book 5 on page 111 in Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO:

1. Current taxes.
2. Restrictive covenants and conditions filed for record on 26th October, 1972, in Misc. Book 2, page 604.
3. 35 foot building set back line from Old Caldwell Mill Road.
4. Transmission line permit to Alabama Power Company dated January 15, 1962, and recorded in Deed Book 220, page 43, in Probate Office.
5. Title to minerals underlying caption lands with mining rights and privileges belonging thereto.

And as further consideration, the grantees herein expressly assume and promise to pay that certain mortgage to Birmingham Federal Savings and Loan Association recorded in Mortgage Book 320, page 84, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

1973103000059950 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
10/30/1973 01:00:00 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 ~~my~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

except as set forth hereinabove 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 and seal S, this 26th day of October, 19 73

WITNESS

H. L. Kilpatrick  
H. L. Kilpatrick

Wanda J. Kilpatrick  
Wanda J. Kilpatrick

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned hereby certify that H. L. Kilpatrick and wife, Wanda J. Kilpatrick, whose name s are signed to the foregoing conveyance, and who me on this day, that, being informed of the contents of the conveyance on the day the same bears date.

a Notary Public in and for said County, in said State, are known to me, acknowledged before they executed the same voluntarily

Given under my hand and official seal this 26th day of October A. D., 19 73.

George Ann Webb

Notary Public