

THIS INSTRUMENT PREPARED BY:

James M. Tingle, Attorney

912 City Federal Building

Birmingham, Alabama 35203

3071

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 EIGHT THOUSAND FIVE HUNDRED & NO/100-----DOLLARS and the assumption of the hereinbelow described mortgage; to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

John French Morrison and wife, Peggy B. Morrison

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

James H. Moore, III and wife, Janice W. Moore

(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 30, Block 1, according to the survey of Cahaba Valley Estates, 1st Sector as recorded in Map Book 5, page 84, in the Probate Office of Shelby County, Alabama.

Subject to the following: Restrictions as recorded in Volume 272, page 320; Thirty foot building line as shown by recorded plat; Seven & one-half foot easement on northwest and 10 foot easement on the north side as shown on recorded plat; Right of way to Alabama Power Company and Southern Bell Telephone and Telegraph Company as recorded in Volume 273, page 60, and Volume 274, page 316; in the aforesaid Probate Office.

The grantees herein expressly assume and agree to pay that certain mortgage executed by John French Morrison and wife, Peggy B. Morrison in favor of Jefferson Federal Savings & Loan Association as recorded in Volume 327, page 286 in said Probate Office.



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Shelby Cnty Judge of Probate, AL
01/15/1974 12:00:00 AM FILED/CERT

BOOK 284 PAGE 733

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

1974 JAN 15 AM 8:21

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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 ~~X~~ (we) do, for ~~MYSELF~~ (ourselves) and for ~~MY~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~MYSELF~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances: except for current ad valorem taxes and as set out above that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (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 11th day of January, 1974.

WITNESS:

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned, hereby certify that John French Morrison and wife, Peggy B. Morrison, whose name S 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 11th day of January