

Charles A. J. Beavers

1122 North 22nd Street

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

State of Alabama

Jefferson

COUNTY

Know All Men By These Presents,

That in consideration of Seven Thousand Seven Hundred Sixty-One and 71/100 ----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Thomas R. Herring and wife, Priscilla Herring

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

Jack B. Bailey and wife, Lyla F. Bailey

(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 36, according to the Survey of Chandalar South, First Sector, as recorded in Map Book 5, Page 106, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Taxes due in the year 1974, a lien but not yet payable.
2. A 35 foot building set back line as shown on record plat.
3. Restrictions as to underground cables in Miscellaneous Book 2, Page 707, which contain no reversionary clause.
4. Agreement with Alabama Power Company in Deed Book 277, Page 471.
5. Right of way in favor of Alabama Power Company in Deed Book 278, Page 477.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Home Federal Savings and Loan Association, recorded in Mortgage Book 331, Page 96, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.



19740204000005560 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/04/1974 12:00:00 AM FILED/CERT

BOOK 285 PAGE 166
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
TO HAVE AND TO HOLD
1974 FEB -4 AM 7:23
U.C.C. FILE NUMBER OR
BK. & PAGE AS SHOWN ABOVE
Conceded by Notary
JUDGE OF PROBATE

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 ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~K~~ (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 seals, this 1st day of February, 1974

WITNESS:

Thomas R. Herring
Thomas R. Herring
Priscilla Herring
Priscilla Herring

State of Alabama

Jefferson

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas R. Herring and wife, Priscilla Herring 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 1st day of February A. D., 1974

Charles A. J. Beavers

Notary Public