

This instrument was prepared by

(Name) Edwin A. Strickland 3548

(Address) 1100 First National-Southern Natural Building, Birmingham, Alabama

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 Twenty-four Thousand Five Hundred and no/100 (\$24,500.00) DOLLARS

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

Robert A. Hornsby and wife, Theodosia M. Hornsby

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

John C. Robertson and wife, Katie J. Robertson

(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 18, according to Triple Springs Subdivision of Shelby County, Alabama, recorded in Map Book 5, Page 34, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO:

1. The lien of all taxes for the year 1974 and thereafter
2. Restrictive covenants as recorded in Deed Book 256, Page 481, in the Probate Office of Shelby County, Alabama.
3. Forty foot building line as shown by recorded plat.
4. Fifteen foot easement along the North side of subject property as shown by recorded plat.
5. Transmission line Permit to Alabama Power Company as recorded in Deed Book 143, Page 368, and Deed Book 226, Page 703, in the Probate Office of Shelby County, Alabama.



19740213000007130 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/13/1974 12:00:00 AM FILED/CERT

\$22,050.00 OF THE PURCHASE PRICE
RECITED ABOVE WAS PAID FROM THE MORT-
GAGE 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 11th

day of February, 1974

BOOK 285 PAGE 315
STATE OF ALA. SHELBY CO. JUDGE OF PROBATE
I CERTIFY THAT THIS INSTRUMENT WAS FILED
1974 FEB 13 AM 9:02
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Cortez M. Hornsby

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Edwin A. Strickland, a Notary Public in and for said County, in said State, hereby certify that Robert A. Hornsby and wife, Theodosia M. Hornsby 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 11th day of February, A. D., 1974.

Edwin A. Strickland
Notary Public.

Robert A. Hornsby
Robert A. Hornsby
Theodosia M. Hornsby
Theodosia M. Hornsby