

THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.
620 North 22nd Street
Birmingham, Alabama

3932

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 Five Thousand and No/100-----DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Gerald N. Vaccaro and wife, Diann S. Vaccaro

(herein referred to as grantors) do grant, bargain, sell and convey unto
Terry W. Bell and Diane G. Bell

(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, in Block 3, according to the Survey of Oak Mountain Estates, as recorded in Map Book 5, page 57, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama. Also, property described below:
Mineral and mining rights excepted.

SUBJECT TO: (1) Current taxes; (2) Restrictions recorded in Book 263, page 350, which contain no reversionary clause; (3) A 30 foot building line as shown by record plat from Cooper Road to Creekview Land; (4) Transmission line permit to Alabama Power Company & Southern Bell Telephone & Telegraph Company, recorded in Deed Book 265, page 223; (5) Restriction set forth in paragraph one of (a-d) inclusive in contract dated April 30, 1970, by and between Coy M. Cooper as Trustee and Billy D. Eddleman, referred to in deed recorded in Deed Book 263, page 335, which contains no reversionary clause; (6) Utility easement across Northeast side of lot, as shown on recorded map.

And as further consideration, the Grantee herein, hereby expressly assumes and promises to pay that certain indebtedness secured by that certain mortgage in favor of Engel Mortgage Company in Real Vol. 319, page 224, and assigned to County Federal Savings & Loan Association in Real Vol. 272, page 250, in the Office of the Judge of Probate of Shelby County, Alabama.

ALSO, part of the NE¹/₄ of the SE¹/₄ of Section 11, Township 20, Range 3 West, more particularly described as follows: Begin at the most Westerly corner of Lot 1, Block 3 of Oak Mountain Estate thence run Northeasterly along the NW line of Lot 1, 145 feet to a point on the SW line of Lot 2, in said survey; thence an angle to the left of 90° and Northwesterly along the SW line of Lot 2, 27.5 feet; thence an angle to the left of 90° and run Southwesterly a distance of 145 feet to a point on the right of Way of Bearden Road; thence an angle to the left of 90° and Southeasterly 27.5 feet to the point of beginning.

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 ~~XXXX~~ (ourselves) and for ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXX~~ (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 ~~X~~ (we) will and ~~XX~~ (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 18th day of February, 1974.

WITNESS
JUDGE OF PROBATE
STATE OF ALABAMA
JEFFERSON COUNTY

Gerald N. Vaccaro
Gerald N. Vaccaro
Diann S. Vaccaro
Diann S. Vaccaro

General Acknowledgement

I, the undersigned Gerald N. Vaccaro and wife, Diann S. Vaccaro, a Notary Public in and for said County, in said State, hereby certify that 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 18th day of February A. D., 1974