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Shelby Cnty Judge of Probate, AL
06/06/1974 12:00:00AM FILED/CERT

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 Ten Thousand Five Hundred DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Charles L. Stanford and Kay L. Stanford

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

Walter Lee Clark and Frances Ann Clark

(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 28, according to the Survey of Indian Valley, Second Sector, as recorded in Map Book 5, Page 75, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

1. Current taxes.
2. A 35 foot building set back line as shown by record plat.
3. Easements over the Northwesterly 10 feet of subject property for public utilities, as shown by record plat.
4. Restrictions, conditions and limitations in Deed Book 268, Page 189, which contain no reversionary clause.
5. Easements to Alabama Power Company in Deed Book 102, Page 53, Deed Book 102, Page 55 and Deed Book 119, Page 297.
6. Easements to Alabama Power Company and Southern Bell Telephone and Telegraph Company in Deed Book 270, Page 22.
7. Mineral and mining rights and rights incident thereto, excepted.

As a part of the consideration for the execution of this conveyance, grantees herein assume and agree to pay according to the terms thereof, that certain mortgage executed by Michael P. Farnsworth and wife, Melinda L. Farnsworth to Home Federal Savings and Loan Association of Birmingham in Mortgage Book 325 Page 822, in the office aforesaid.

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

except as set forth 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 and seal, this 24 day of May, 1974.

STATE OF ALABAMA
JUDGE OF PROBATE
U.C.C. FILE NUMBER
REG. B.K. & PAGE AS SHOWN
1974 JUN -6
Charles L. Stanford

State of Alabama

Jefferson

COUNTY

General Acknowledgement

I, the undersigned, hereby certify that Charles L. Stanford and wife, Kay L. Stanford 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 24 day of May, A. D., 19 74.