

Charles A. J. Beavers
1122 North 22nd Street
Birmingham, Alabama 35234

6186

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 Fifteen Thousand _____ DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,
Edward P. Galt, Jr., and wife, Elaine F. Galt

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

Charles A. Corsentino and wife, Susan W. Corsentino

(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, in Block 1, according to the Survey of Awtrey and Scott Addition to Altadena South, as recorded in Map Book 5, Page 121 and amended in Map Book 5, Page 123, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. A 35 foot building set back line and easement as shown by record plat.
3. Restrictions, conditions and limitations in Miscellaneous Book 3, Page 468 and amended in Miscellaneous Book 3, Page 873, which contain no reversionary clause.
4. Easements to Alabama Power Company in Deed Book 187, Page 377.
5. Easements to Alabama Power Company and Southern Bell Telephone and Telegraph Company in Deed Book 279, Page 57.
6. Mineral and mining rights 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 from Edward P. Galt, Jr., and wife, Elaine F. Galt to Home Federal Savings & Loan Association recorded in Mortgage Book 333, Page 828 in the Office of Probate aforesaid.

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Shelby Cnty Judge of Probate, AL
06/13/1974 12:00:00AM FILED/CERT

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 ~~xxxxxx~~ ourselves) and for ~~my~~(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: except current taxes;

that ~~x~~(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 seals, this 4th day of June, 19 74.

WITNESS:
Betty Ware
Betty Ware

Edward P. Galt, Jr.,
Elaine F. Galt
Elaine F. Galt

State of Alabama

Jefferson

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edward P. Galt, Jr., and wife, Elaine F. Galt 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 4th day of June

Raymond R. Benson
Notary Public