

Charles A.J.Beavers

1122 North 22nd Street

6243
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 Two Hundred and no/100 \$3600.00 of which sum was obtained from mortgage of even date herewith; to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Michael S. Stiles and wife, Judith S. Stiles

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

Ray W. Cochran and wife, Peggy L. Cochran

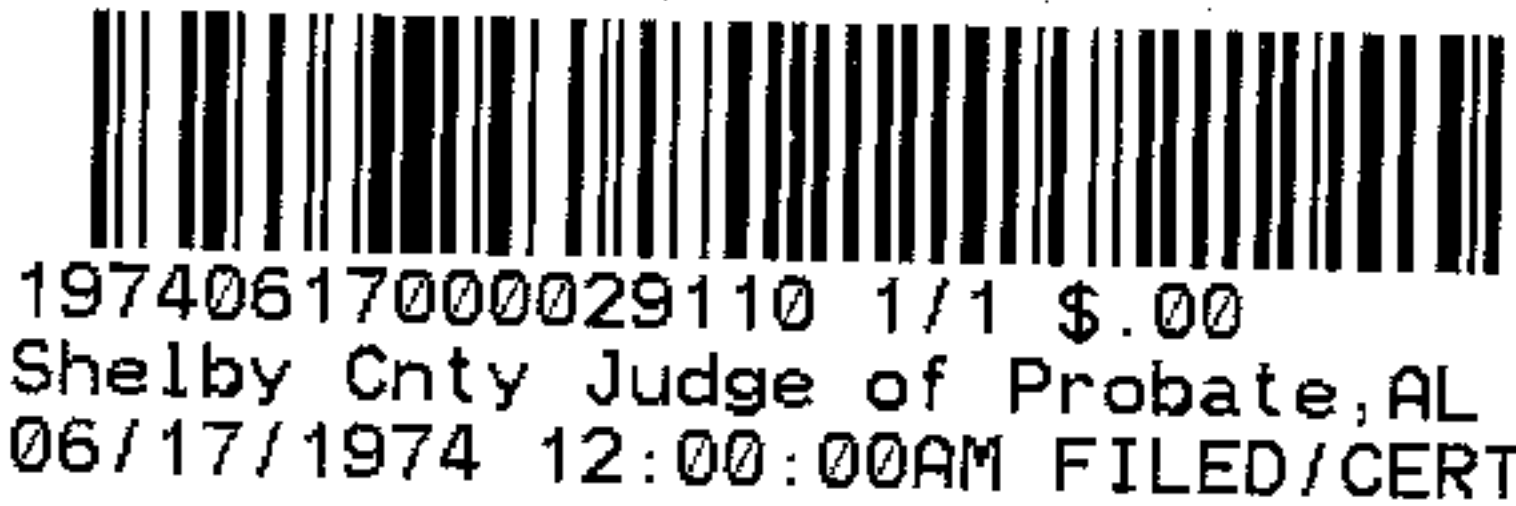
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 3, in Block 1, according to the Survey of Cahaba Valley Estates, Second Sector, as recorded in Map Book 5, Page 93, 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 30 foot building set back line as shown by record plat.
3. A 20 foot easement on the east side of subject property for public utilities, as shown by record plat.
4. Restrictions, conditions and limitations in Miscellaneous Book 1, Page 176, which contain no reversionary clause.
5. Easements to Alabama Power Company and Southern Bell Telephone and Telegraph Company in Deed Book 274, Page 316.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Robinson Mortgage Company, Inc., recorded in Mortgage Book 326, Page 540, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 JUN 17 AM 7:25
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 ~~X~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances: except as set forth above. that X (we) have a good right to sell and convey the same as aforesaid; that X (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 hands and seal S, this 14th day of June, 19 74

WITNESS:

State of Alabama

Jefferson COUNTY

General Acknowledgement

I, the undersigned hereby certify that Michael S. Stiles and wife, Judith S. Stiles 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 14th day of June A. D., 19 74