

This instrument prepared by

(Name) W. L. Longshore, Jr., Attorney

(Address) 423 Frank Nelson Building, Birmingham, Alabama 35203

6318

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY ONE THOUSAND NINE HUNDRED AND NO/100 ----- (\$31,900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Norman L. Collum, a single man

(herein referred to as grantors) do grant, bargain, sell and convey unto
Gayton E. Lopresti and wife, Jackie F. Lopresti

19740618000029810 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/18/1974 12:00:00AM FILED/CERT

(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:

Begin at the southwest corner of Section 22, Township 21 South, Range 3 West, Shelby County, Alabama, thence in a northerly direction along the west boundary of said section 450.00 feet; thence continue in a northerly direction along said west boundary 125.00 feet; thence turn 91 deg. and 45 min. to the right in an easterly direction 351.75 feet to intersection with the centerline of a right-of-way for a road; thence turn 88 deg. and 19 min. to the right in a southerly direction along said centerline 125.0 feet; thence turn 91 deg. and 41 min. to the right in a westerly direction 351.63 feet to the point of beginning; EXCEPT 30.0 feet on the west side of said centerline for a roadway; situated in Shelby County, Alabama.

Subject to the following:

- 1) 1974 taxes, a lien but not due and payable until October 1, 1974.
- 2) Restrictive covenants appearing of record in Deed Book 279, Page 886, in the Probate Office of Shelby County, Alabama.
- 3) 35 foot building setback line appearing of record in Deed Book 279, page 886, in the Probate Office of Shelby County, Alabama.
- 4) Transmission Line Permit to Alabama Power Company dated June 27, 1946, recorded in Deed Book 126, Page 305, in Probate Office of Shelby County, Alabama.

\$28,000.00 of the purchase price recited above was paid from mortgage 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, I have hereunto set my hand(s) and seal(s), this 14th day of June, 1974.

WITNESS:

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(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON
COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Norman L. Collum, a single person whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he 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., 1974.

Notary Public.

U.C.C. FILE NUMBER OR BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
1974 JUN 18 AM 8:19
INSTRUMENT FILED
STATE OF ALABAMA
SHELBY CO.