

Charles A. J. Beavers

1122 North 22nd Street

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

James Nelson Bartlett and wife, Carla L. Bartlett

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

Kenner L. Vaughan and wife, Nell N. Vaughan

(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, according to the Survey of Kenton, Brant and Nickerson Subdivision, as recorded in Map Book 5, Page 53, 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 35 foot building set back line and easements as shown by record plat.
3. Protective covenants, restrictions, conditions and limitations as set forth by record plat recorded in Map Book 5, Page 53, in said Probate Office, which contain no reversionary clause.
4. Easements to Plantation Pipe Line Company as set forth in Deed Book 112, Page 331.

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 323, Page 841, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.



19740709000033560 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/09/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 JUL 29 AM 8:31
U.C.C. FILE NUMBER 07-09-1974
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Conrad M. Beavers

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 ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (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 ~~K~~ (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 8th day of July, 1974

WITNESS:

X James Nelson Bartlett
James Nelson Bartlett
Carla L. Bartlett
Carla L. Bartlett

State of Alabama

Jefferson COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Nelson Bartlett and wife, Carla L. Bartlett 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 8th day of July, A. D., 1974

Charles A. J. Beavers