

This instrument was prepared by

(Name) Walter L. Mims

7609

1974081200039840 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/12/1974 12:00:00AM FILED/CERT

(Address) 1010 Massey Bldg., Birmingham, Ala. 35203

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBYSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirteen Thousand Five Hundred and no/100----- DOLLARS (\$13,500.00) and the assumption of the hereinafter described mortgage to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

George R. Roberson and wife, Carolyn Diane Roberson,

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

Charles D. Roegner, Sr. and wife, Alma Roegner

(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 Shelbyson County, Alabama to-wit:

From the Northeast corner of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 7, Township 20, Range 3 West; run south along quarter section line for a distance of 561.00 feet to point of beginning, then continue in same direction for a distance of 163.75 feet; turn right an angle of 48 deg. 09' for a distance of 221.62 feet; turn right an angle of 91 deg. 14' for a distance of 207.47 feet; turn right an angle of 71 deg. 1' a distance of 178.27 feet; turn right an angle of 59 deg. 36' for a distance of 210 feet to point of beginning.

Grantees herein assume and agree to pay that certain mortgage executed by George R. Roberson and wife, Carolyn Roberson to First Federal Savings and Loan Association of Bessemer dated June 29, 1972, recorded in Mortgage Book 323 at page 652 in said Probate Office, balance of principal being approximately \$22,500.00.

The above property is conveyed subject to: (1) Transmission line permit to Ala. Power Co. recorded in Deed Book 139 at page 46; (2) Restrictive covenants and conditions filed for record on July 2, 1972, in Deed Book 275 page 27; and (3) taxes for 1973 and subsequent years.

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 ~~we~~ (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, we have hereunto set our hand(s) and seal(s), this February day of February, 19 73.

g+h

288 PAGE 271
STATE OF ALA. SHELBYSON CO.
I CERTIFY THIS INSTRUMENT WAS FILED
Deed Book 12 p. 40
1974 AUG 12 AM 8:40
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Carolyn Roberson
JUDGE OF PROBATE

George R. Roberson (Seal)
George R. Roberson (Seal)

Carolyn Diane Roberson (Seal)
Carolyn Diane Roberson

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George R. Roberson and wife, Carolyn Diane Roberson, 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 February day of February, A. D., 19 73.

Pearl Austin
Notary Public.