

James J. Odom, Jr.
620 North 22nd Street
Birmingham, Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Ten Thousand, Five Hundred and No/100-----DOLLARS
and the assumption of the mortgage described below
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

John Butzman and wife, Judith Butzman,

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

Samuel O. Spruill, III and Linda L. Spruill

(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 13, in Block 1, according to the Survey of Wooddale, 2nd Sector, as shown by recorded map, recorded in Map Book 5, Page 120, in the Probate Office of Shelby County, Alabama

SUBJECT TO: (1) Current taxes; (2) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 127, Page 140; (3) Right of way granted to Alabama Power Company by instruments recorded in Deed Book 101, Page 500 and Deed Book 101, Page 569; (4) Right of way in favor of Alabama Power Company and Southern Bell Telephone and Telegraph Company by instruments recorded in Deed Book 278, Page 470.

Grantees herein assume and agree to pay that certain mortgage given by John Butzman and Judith Butzman to Birmingham Federal Savings and Loan Association recorded in Mortgage Book 338, Page 595, in the Probate Office of Shelby County, Alabama.

19740903000043060 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/03/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
17th SEP -3 AM 7:51
U.C.C. FILE NUMBER OR
BK. & PAGE AS SHOWN ABOVE
JAMES J. ODOM, JR.
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 ~~kan~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

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 29th day of August, 1974

WITNESS:

John Butzman
Judith Butzman

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Butzman and wife, Judith Butzman, 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 29th day of August, A.D. 19 74.