

THIS INSTRUMENT PREPARED BY:

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 See Mtg 341-569 Thirty-Two Thousand Nine Hundred and no/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Clem Trantum Robertson, Jr. and wife, Judy Morris Robertson  
(herein referred to as grantors) do grant, bargain, sell and convey unto

James Frederick Kelley, Jr. and Denise M. Kelley

(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 2, according to the Survey of Fernwood, First Sector, as recorded in Map Book 5, Page 58, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

1. Taxes due in the year 1974, a lien but not yet payable.
2. A 35 foot building set back line as shown by record plat.
3. Restrictions, conditions and limitations in Deed Book 264, Page 508, which contain no reversionary clause.
4. Easements to Alabama Power Company in Deed Book 129, Page 37, and Deed Book 178, Page 280.

\$32,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

19740904000043440 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
09/04/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1974 SEP - 4 AM 7:56  
U.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Clifford J. Johnson  
JUDGE OF PROBATE

BOOK 288 PAGE 542

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 ~~by~~ 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 hereinabove.

that ~~by~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 and seals, this 30th day of August, 1974.

WITNESS:

Clem Trantum Robertson, Jr.  
Clem Trantum Robertson, Jr.

Judy Morris Robertson  
Judy Morris Robertson

State of Alabama

Jefferson COUNTY

General Acknowledgement

I, the undersigned, hereby certify that Clem Trantum Robertson, Jr. and wife, Judy Morris Robertson, a Notary Public in and for said County, in said State, 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 30th day of August, A. D., 19 74