

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

8260
Know All Men By These Presents,

See Mtg 341-774

That in consideration of Eleven Thousand Six Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

William L. Calhoun, Jr. and wife, Linda W. Calhoun

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

John M. Pearson and wife, Gail M. Pearson

(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 35, according to the Survey of Indian Valley, Third Sector, as recorded in Map Book 5, Page 97, 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 and easements as shown by record plat.
3. Mineral and mining rights and rights incident thereto, excepted.
4. Restrictions, conditions and limitations in Misc. Book 1, Page 72, which contain no reversionary clause.
5. Easements to Alabama Power Company in Deed Book 102, Page 53, Deed Book 103, Page 43, Deed Book 104, Page 213, and Deed Book 107, Page 121.
6. Easements to Alabama Power Company and Southern Bell Telephone and Telegraph Company in Deed Book 275, Page 226.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Birmingham Federal Savings and Loan Association, recorded in Mortgage Book 331, Page 558, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.



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Shelby Cnty Judge of Probate, AL
09/16/1974 12:00:00 AM FILED/CERT

288 PAGE 732
BOOK 288
STATE OF ALA. SHELBY CO.
FILE NUMBER OR PAGE AS SHOWN ABOVE
JUL 16 AM 7:53
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 ~~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 ~~K~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (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 seal S, this day of September 12, 1974

WITNESS:

Earl C. Hayward

State of Georgia

See Kall COUNTY

General Acknowledgement

I, the undersigned, hereby certify that William L. Calhoun, Jr. and wife, Linda W. Calhoun, 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 12th day of September, 1974

Evelyn B. McGehee
Notary Public