

This instrument prepared by
(Name) W. A. Jenkins, Jr.

(Address) 302 Frank Nelson Building, Birmingham, Alabama.

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-one Thousand Five Hundred and No/100 -----DOLLARS
(\$51,500.00) See Mtg 342-87

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

John R. Faucette and wife, Elizabeth K. Faucette
(herein referred to as grantors) do grant, bargain, sell and convey unto

Joseph E. Colvin, III and wife, Rebecca C. Colvin
(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 Jefferson and Shelby County Alabama to-wit:

Lot 43, according to River Estates, as recorded in Map Book 4, Page 27, in the Probate Office of Shelby County, Alabama, and Map Book 53, Page 55 in the Probate Office of Jefferson County, Alabama.

Subject to:

1. Ad Valorem taxes due for the current year, 1974.
2. 35' building line, on northeast and west and 5' easement on southwest as shown by recorded map.
3. Easement to Alabama Power Co. recorded in Vol. 2756, Pg. 67, in the Probate Office of Jefferson County, Al.; Vol. 218, Pg. 21 and Vol. 220, Pg. 42, in the Probate Office of Shelby County, Alabama.
4. Easement to Alabama Power Co. and Southern Bell Telephone & Telegraph Co. recorded in Vol. 6522, Pg. 144 in the Probate Office of Jefferson County, Alabama and Vol. 214, Pg. 142, in the Probate Office of Shelby County, Alabama.
5. Mineral and mining rights and rights incident thereto recorded in Vol. 4, Pg. 542, in the Probate Office of Shelby

(Continued on reverse)

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 I am (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 18th day of September, 1974

STATE OF ALA. SHELBY CO.
I CERTIFY THAT THIS INSTRUMENT WAS FILED
1974 SEP 26 AM 8:44
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

John R. Faucette (Seal)
Elizabeth K. Faucette (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John R. Faucette and wife, Elizabeth K. Faucette 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of September, A. D. 1974.

19740926000047590 1/2 \$.00
Shelby Cnty Judge of Probate, AL
09/26/1974 12:00:00 AM FILED/CERT

Notary Public.
My Comm. Expires October 9, 1976

John R. Faucette and

Elizabeth K. Faucette

TO

Joseph E. Colvin, III

and Rebecca C. Colvin

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

(Continued from front:)
County, Alabama.

6. Restrictions contained in Vol. 218, Pg. 310, in
the Probate Office of Shelby County, Alabama.

\$41,200.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.

BOOK 288 PAGE 890



19740926000047590 2/2 \$.00
Shelby Cnty Judge of Probate, AL
09/26/1974 12:00:00 AM FILED/CERT

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Schuster
JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Deed Book 10.50
1974 SEP 26 AM 8:44

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA

112 NORTH 21st STREET
BIRMINGHAM, ALABAMA 35203