

This instrument was prepared by

(Name) Robert O. Driggers, Attorney

(Address) 2824 Linden Avenue, Homewood, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

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

That in consideration of Thirty Six Thousand and No/100----- DOLLARS
(\$36,000.00) See Mtg 342-294

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

FRANK K. JONES and wife, PEGGY C. JONES

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

EDWARD R. HOWELL and wife, EARLINE B. HOWELL

(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 18, in Block 5, according to the Survey of Green Valley, 2nd Sector, as recorded in Map Book 6, Page 21, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes due in the year 1975, a lien but not yet payable.
2. A 35 foot building set back line as shown by record plat.
3. Easements to South Central Bell Telephone and Telegraph Company in Deed Volume 285, Page 366.
4. Easements to Alabama Power Company in Deed Book 285, Page 820.
5. Restrictions as to underground cables in Misc. Book 8, Page 555, and Misc. Book 8, Page 556, which contain no reversionary clause.
6. Agreements with Alabama Power Company in Misc. Book 8, Page 772.
7. Restrictions, conditions and limitations in Misc. Book 9, Page 278, which contain no reversionary clause.

\$31,950.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 2nd day of October, 1974.

BOOK 289 PAGE 132

STATE OF ALABAMA SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED

1974 OCT -8 AM 8:25

U.C.D. FILE NUMBER OR REG. BK. & PAGE AS SHOWN ABOVE

Conrad M. ... JUDGE OF PROBATE

STATE OF ALABAMA }
JEFFERSON COUNTY }

(Seal) Frank K. Jones (Seal)
FRANK K. JONES

(Seal) Peggy C. Jones (Seal)
PEGGY C. JONES

(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Frank K. Jones and wife, Peggy C. Jones 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 2nd day of October, A. D., 1974.

Robert O. Driggers
Notary Public.

19741008000049510 1/1 \$.00

Shelby Cnty Judge of Probate, AL

10/08/1974 12:00:00 AM FILED/CERT

My Commission Expires May 3, 1978