

Charles A. J. Beavers

1122 North 22nd Street

19741008000049550 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/08/1974 12:00:00 AM FILED/CERT

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 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,

John W. Ames and wife, Elizabeth Ames

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

Bruce Mathews and wife, Linda Mathews.

(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 9, according to the Survey of Kerry Downs a Sub-division of Inverness, as recorded in Map Book 5, Pages 135 and 136, 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 1975, a lien but not yet payable.
2. Easements as shown by record plat.
3. Restrictions, conditions and limitations in Misc. Book 5, Page 86, and Misc. Book 5, Page 268, which contain no reversionary clause.
4. Mineral and mining rights and rights incident thereto, excepted.
5. Easements to South Central Bell in Deed Book 279, Page 817.
6. Easements to Alabama Power Company in Deed Book 281, Page 497, and Deed Book 283, Page 208.
7. Restrictions as to underground cables in Misc. Book 5, Page 625, which contain no reversionary clause.
8. Agreements to Alabama Power Company as to underground cables in Misc. Book 5, Page 626.
9. Zoning ordinances pertaining to subject property.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Home Federal Savings and Loan Association' of Birmingham, recorded in Mortgage Book 335, Page 562, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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 ~~my~~(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances: except as set forth hereinabove.

that ~~R~~(we) have a good right to sell and convey the same as aforesaid; that ~~X~~(we) will and ~~for~~(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 4th day of October, 1974.

State of Alabama, County of Baldwin, ss.
I, the undersigned, Clerk of the Probate Court of the County of Baldwin, do hereby certify that the within and foregoing instrument was duly recorded in the Probate Court of the County of Baldwin, this 18th day of October, 1974.

Witness my hand and the seal of said Court at the City of Mobile, Alabama, this 18th day of October, 1974.

Clerk of Probate Court

1974 OCT -18 AM

ALABAMA

JUDGE OF PROBATE

General

John W. Ames
John W. Ames

Elizabeth Ames

General Acknowledgement

Jefferson COUNTY

I, the undersigned, hereby certify that John W. Ames and wife, Elizabeth Ames, a Notary Public in and for said County, in said State, 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 4th day of October A. D., 1974

October A. D., 1974
Charles A. Heaton

Notary Public