

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 Twelve Thousand and no/100 DOLLARS

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

Ansley Wilcox Wallace, an unmarried woman

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

Betty Jane Merritt and Betty Jean Johnston

(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 40, according to the Survey of Chandalar South, First Sector, as recorded in Map Book 5, Page 106, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Taxes due in the year 1975, a lien but not yet payable.
2. A 35 foot building set back line from Charbury Drive, as shown by recorded plat.
3. Restrictions in Miscellaneous Book 2, Page 707, which contain no reversionary clause.
4. Agreement with Alabama Power Company as to underground cables in Deed Book 277, Page 471.
5. Right of way in favor of Alabama Power Company in Deed Book 278, Page 477.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Jefferson Federal Savings and Loan Association, recorded in Mortgage Book 335, Page 712, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.



19741009000049750 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/09/1974 12:00:00 AM FILED/CERT

JUDGE OF PROBATE

FILE NUMBER OR
PAGE AS SHOWN ABOVE

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
OCT 9 AM 8:02

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 ~~XXXX~~ (ourselves) and for ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

except as set forth hereinabove.

that I (we) have a good right to sell and convey the same as aforesaid; that I (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 hands and seals, this 4th day of October, 1974

WITNESS:

Ansley Wilcox Wallace

State of Alabama

Jefferson

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ansley Wilcox Wallace, an unmarried woman whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she 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