

Charles A. J. Beavers
1122 North 22nd Street
Birmingham, Alabama 35234

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Six Thousand and no/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

James Richard Ramey, III and wife, Doris S. Ramey

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

Earl J. Silliman, Jr., and Marjorie C. Silliman

(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 3, in Block 4, according to the Survey of Indian Valley, First Sector, as recorded in Map Book 5, Page 43, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. A 35 foot building set back line as shown by record plat.
3. Easements over the Northwestern side of subject property for public utilities, as shown by record plat.
4. Restrictions, conditions and limitations in Deed Book 258, page 257, which contain no reversionary clause.
5. Mineral and mining rights excepted.
6. Easements to Alabama Power Company in Deed Book 102, Page 53, and Deed Book 102, Page 55.
7. Easements to Alabama Power Company and Southern Bell Telephone and Telegraph Co. in Deed Book 265, Page 458.

As a part of the consideration for the execution of this conveyance, grantees herein assume and agree to pay according to the terms thereof, that certain mortgage from James Richard Ramey, III and wife, Doris S. Ramey to Real Estate Financing, Inc., in Mortgage Book 330, Page 283, and assigned to The Philadelphia Savings Fund Society in Mis. Book 4, Page 643, in the office aforesaid.



19741010000049950 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/10/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED
JUN 24 AM 7:10
U.C.C. FILE NUMBER DR-100
BK. & PAGE AS SHOWN ABOVE
Cora J. McEachern
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 ~~X~~ (we) do, for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

except current taxes;

that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~K~~ (we) will and ~~xxx~~ (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.

We have hereunto set OUR hand and seal S, this 22nd, 1974.

James R. Ramey III
James Richard Ramey, III
Doris S. Ramey

State of Alabama

Jefferson

COUNTY

General Acknowledgement

I, the undersigned, hereby certify that James Richard Ramey, III and wife, Doris S. Ramey, 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 22 day of June A. D., 1974.

Charles A. J. Beavers

Notary Public