

This instrument was prepared by

(Name) Andrew M. Gant, Jr.

(Address) P. O. Box 2612, Birmingham, Alabama 35202

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Thousand Five Hundred (\$4500.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, ~~was~~ and the assumption by Grantees of the payment of promissory note as hereinafter set out, we, Charlie F. Chancellor and wife, Wanda J. Chancellor (herein referred to as grantors) do grant, bargain, sell and convey unto

D. Charles Labriola and wife, Lola C. Labriola

(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 2, Block 3, according to the survey of Brookfield, First Sector, as recorded in Map Book 5, page 125, in the Probate office of Shelby County, Alabama.

Grantees hereby assume the payment of the balance owed on Promissory Note payable to Johnson-Rast and Hays Co. secured by mortgage dated October 26, 1973, executed by Grantors filed for record October 30, 1973 and recorded in Volume 335, page 191, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

All taxes to be paid from escrow account, which is hereby transferred to Grantees. Taxes due October 1, 1974 paid from excrow by Grantors, with Grenteas assuming taxes commencing October 1, 1974 and further years.

19741211000059490 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/11/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO
I CERTIFY THIS
INSTRUMENT WAS FILED
DEC 11 AM 9:08
C.C. FILE NUMBER OR
RECORD PAGE AS SHOWN ABOVE
Charles F. Chancellor
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 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 31st day of October, 1974.

WITNESS:

(Seal)
(Seal)
(Seal)

Charlie F. Chancellor (Seal)
Wanda J. Chancellor (Seal)
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, William N. Ray, a Notary Public in and for said County, in said State, hereby certify that Charlie F. Chancellor and wife, Wanda J. Chancellor 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 31st day of October, A. D., 1974.

William N. Ray
My commission expires 6-7-77 Notary Public.