

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

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY FIVE THOUSAND ONE HUNDRED FIFTY AND NO/100 ---DOLLARS

(S35,150.00)

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

SIDNEY W. LACKEY and wife, NANETTE S. LACKEY; and RONALD H. RYAN and wife,

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

JERILYN S. RYAN

ALLAN F. STAHL and wife, LYNNE R. STAHL

(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 4, Block 3, Third Sector of Fall Acres Subdivision, situated in and being a part of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 3, Township 21 S., Range 3 West, as recorded in Map Book 5, Page 79, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for 1975 and subsequent years.
2. Restrictive covenants recorded in Deed Book 280, Page 886 and in Deed Book 282, Page 512, in the Probate Office of Shelby County, Alabama.
3. 30 foot building set back line from 14th Street Southwest.
4. Restrictive covenants as shown on map of subdivision recorded in Map Book 5, Page 79, in said Probate Office.
5. Right of way to Shelby County recorded in Deed Book 72, Page 538, and in Deed Book 234, Page 767, in said Probate Office.
6. Right of way to Board of Revenue & Control of Shelby County recorded in Deed Book 76, Page 324, in said Probate Office.
7. Transmission line permits to Alabama Power Company recorded in Deed Book 171, Page 36, and in Deed Book 207, Page 656, in said Probate Office.

\$23,000.00 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

day of December, 1974.

Sidney W. Lackey (Seal)
SIDNEY W. LACKEY
Nanette S. Lackey (Seal)
NANETTE S. LACKEY
Ronald H. Ryan (Seal)
RONALD H. RYAN
Jerilyn S. Ryan (Seal)
JERILYN S. RYAN

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SIDNEY W. LACKEY & wife, NANETTE S. LACKEY; & RONALD H. RYAN & JERILYN S. RYAN are assigned 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 20th day of December, A. D. 1974

19741224000061400 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/24/1974 12:00:00AM FILED/CERT