

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

KNOW ALL MEN BY THESE PRESENTS.

See mtg 343-639

a corporation,

(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:**

1. Taxes for 1975 and subsequent years.
2. Restrictive Covenants and Conditions filed for record on November 27, 1973, in Misc. Book 6, Page 579.
3. 40 foot building set back line from 8th Avenue Southwest.
4. 7.5 foot utility easement on north side and 7.5 foot utility easement on east side of said lot as shown on recorded map of said subdivision.
5. Transmission line permits to Alabama Power Company recorded in Deed Book 113, Page 229 and Deed Book 130, page 299, in said Probate Office.
6. Transmission line permits to Alabama Power Company and Southern Bell Telephone and Telegraph Company dated October 1, 1973 and recorded in Deed Book 283, Page 259 and dated April 1, 1974 and recorded in Deed Book 286, Page 617 in said Probate Office.



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Shelby Cnty Judge of Probate, AL
01/03/1975 12:00:00AM FILED/CERT

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

BARDAN, INC.

By Bart Nelson
Bart Nelson, Its President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Bart Nelson whose name as President of Bardan, Inc. a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 31st day of December

Anne Walker Roberts

Notary Public