

This instrument was prepared by

(Name) Jerry O. Lorant

(Address) 1010 Frank Nelson Building, Birmingham, Alabama 35203

Form 1-1-5 Rev. 1-56

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

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00), love and affection and other good and valuable consideration,

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

Patricia Quarles

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

Patricia R. Quarles and Blondell E. S. Randall

(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 7 named "Chief's Wigwam" in the Second Addition to Indian Springs Ranch being a subdivision of a part of the NE 1/4 of Section 32 and part NW 1/4 of Section 33, all in Township 19 South Range 2 West, situated in Shelby County, Alabama, according to the plat thereof prepared by Joseph D. Hennessy, Registered Civil Engineer, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, on February 26, 1960, in Map Book 4 on Page 49.

Subject to: Restrictive covenants and conditions filed for record on 25th February, 1960 and recorded in Book 207, Page 612. A 50-foot building setback line from Signal Drive. Utility easement in favor of Alabama Power Company and Southern Bell Telephone & Telegraph Company as shown by instrument recorded in Deed Book 198, Page 491. Line permits in favor of Alabama Power Company shown by instruments recorded in Deed Book 101, Page 523; Deed Book 109, Page 580; and Deed Book 141, Page 197 in Probate Office. A 10-foot Utility Easement on NE side and 20-foot Utility Easement on south and west side of said lot as shown on recorded map of subdivision.

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, I have hereunto set my hand(s) and seal(s), this Twentieth

day of January, 1975

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

19750203000005290 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/03/1975 12:00:00AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patricia Quarles 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 20th day of January, A. D., 1975

Notary Public.
My commission expires August 12, 1978.