

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
620 North 22nd Street
Birmingham, Alabama

3469

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

State of Alabama

SHELBY COUNTY

COUNTY

Know All Men By These Presents,

That in consideration of Eight Thousand, Nine Hundred and No/100----- DOLLARS and the assumption of the mortgage described below to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Raymond L. Lilly and wife, Patricia Lilly,

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

Jack L. Tate and Jessie Tate

(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 1, Block 9, according to the Survey of Navajo West Sector of Navajo Hills, as recorded in Map Book 5, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Restrictions in Deed Book 270, Page 219; (3) Restrictions in Miscellaneous Book 1, Page 500; (4) Easements to Alabama Power Company and Southern Bell Telephone and Telegraph Company in Deed Book 271, Page 560; (5) A 35 foot building set back line as shown by record plat; (6) A 10 foot utility easement on the North and South side of subject property as shown by record plat; (7) A 7.5 foot utility easement on the West side of subject property as shown by record plat.

Grantees herein assume and agree to pay that certain mortgage from Raymond L. Lilly and wife, Patricia Lilly, to Birmingham Federal Savings and Loan Association recorded in Vol. 327, Page 574.

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED APR 8 1975 APR - 8 PM 8:19 U.C.C. FILE NUMBER OR BK. & PAGE AS SHOWN ABOVE

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Shelby Cnty Judge of Probate, AL
04/08/1975 12:00:00AM FILED/CERT

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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 K(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:

that X(we) have a good right to sell and convey the same as aforesaid; that K(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 and seal s, this 4th day of April, 1975.

WITNESS:

Raymond L. Lilly
Patricia Lilly

State of ALABAMA

JEFFERSON COUNTY

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Raymond L. Lilly and wife, Patricia Lilly, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of April

Notary Public seal and signature