

This instrument was prepared by

(Name) H. Albert Awtrey

(Address) 3601 Lorna Road, Birmingham, Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand Three Hundred Four and 24/100's----(\$7,304.24)----DOLLARS

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

Richard T. Hanna and wife, Judith Dianne Hanna  
(herein referred to as grantors) do grant, bargain, sell and convey unto

H. Albert Awtrey, and wife Rosemarie J. Awtrey

(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 5, Block 2, according to the survey of Awtrey & Scott Addition to Altadena South, as recorded in Map Book 5, page 121 and amended by Map Book 5, page 123, in the Probate Office of Shelby County, Alabama.

The within conveyance is executed subject to the following:

1. Mortgage dated 8-23-75, executed by Richard T. Hanna and wife, Judith Dianne Hanna to Home Federal Savings & Loan Association, in the principal amount of \$42,750.00, filed for record 9-10-73 at 8:18 A.M. and recorded in Volume 333, page 825, in the Probate Office of Shelby County, Alabama.
2. Mortgage dated 2-4-74, executed by Richard T. Hanna and wife, Judith Dianne Hanna to Cumberland Capital Corp., in the principal amount of \$4,530.00, filed for record 2-12-74 and recorded in Volume 337, page 166, in the Probate Office of Shelby County, Alabama.
3. Taxes due in the year 1975 which are a lien but not due and payable until October 1, 1975
4. Easement and building line as shown by recorded map.
5. Mineral and mining rights and rights incident thereto recorded in Volume 4, page 466 and Volume 5, page 356, in the Probate Office of Shelby County, Alabama.
6. Easement to Alabama Power Company recorded in Volume 102, page 52 and Volume 187, page 377, in said Probate Office.
7. Restrictions contained in Misc. Volume 3, page 468 and amended by Misc. Volume 3, page 873, in said Probate Office.
8. Easement to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 279, page 57, in said Probate Office.



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Shelby Cnty Judge of Probate, AL  
04/16/1975 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 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 , 19 75

WITNESS:

Doris B. Scott (Seal)

Richard T. Hanna (Seal)

(Seal)

Judith Dianne Hanna (Seal)

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, hereby certify that: Richard T. Hanna and wife, Judith Dianne Hanna 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 11<sup>th</sup> day of April A. D. 1975

Doris B. Scott

Notary Public.

BOOK 291 PAGE 783  
STATE OF ALABAMA  
JUDGE OF PROBATE  
SHELBY COUNTY  
RECEIVED  
APR 16 PM 3:23  
1975  
C.C. FILL NUMBER OR  
REG. NO. & PAGE AS SHOWN ABOVE