

This instrument was prepared by

(Name) Frank Dominick

(Address) 927 Brown-Marx Building, Birmingham, Alabama 35203

Form 1-1-5 Rev. 1-66

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 Sixteen Thousand Five Hundred Dollars and the assumption of that ~~DOXXBXX~~ mortgage of grantors to Birmingham Federal Savings & Loan Association, recorded in Vol. 329, Page 59, in the Probate Office of Shelby County, Alabama, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Charles D. Helton and wife, Sandra A. Helton

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

Jack D. Brown and Charlotte W. Brown

(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 2, Block 1, according to the map and survey of Indian Valley 4th Sector as recorded in Map Book 5, Page 99, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current state, county and city taxes.

ALSO subject to: (1) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto;

(2) Restrictions as recorded in Misc. Book 1, Page 207, in the Probate Office of Shelby County, Alabama;

(3) Right of way to Alabama Power Company, as recorded in Volume 102, Page 55, Volume 119, Page 297, Volume 107, Page 121, Volume 102, Page 53, Volume 103, Page 43, and Volume 104, Page 213, in the Probate Office of Shelby County, Alabama;

(4) Right of way to Alabama Power Company and Southern Bell Telephone & Telegraph Company, as recorded in Volume 275, Page 226, in the Probate Office of Shelby County, Alabama;

(5) Building line and easements as shown by recorded plat.



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Shelby Cnty Judge of Probate, AL
04/30/1975 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 28th day of April, 1975.

WITNESS:

(Seal)

Charles D. Helton (Seal)

(Seal)

Sandra A. Helton (Seal)

(Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Frank Dominick, a Notary Public in and for said County, in said State, hereby certify that Charles D. Helton and wife, Sandra A. Helton whose name S 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 28th day of April, A. D., 1975.

Notary Public.