

This instrument was prepared by

(Name) Jane Steading

(Address) 2710 20th Street South, Birmingham, Alabama 35209

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

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

See Mtg 346-274

That in consideration of Six Thousand Two Hundred & no/100 (\$6,200.00) DOLLARS and the assumption of the hereinafter described mortgage and an additional 2nd mortgage of

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Junius Wayne Bransby and Louise H. Bransby, a single man and woman,

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

Herbert A. Wooten, Jr., and Betty Wooten, husband and wife,

(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 6, Block 3 according to the Map and Survey of Oak Mountain Estates, as recorded in Map Book 5, Page 57, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to: Taxes due October 1st, 1975; mineral and mining rights and rights incident thereto; restrictions as recorded in Volume 263, Page 350, in the Probate Office of Shelby County, Alabama, and amended by Volume 263, Page 355, in the said Probate Office; right of way to Alabama Power Company and Southern Bell Telephone & Telegraph Company as recorded in Volume 265, Page 223, in the said Probate Office; and easement and building line as shown by recorded plat.

Grantees herein assume and agree to pay that certain mortgage to Molton, Allen & Williams Incorporated as recorded in Volume 317, Page 302, in the Probate Office.

Subject to a second mortgage to United Virginia Mortgage Corporation in the amount of \$3,200.00.

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Shelby Cnty Judge of Probate, AL
06/02/1975 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 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 21st day of May, 1975.

WITNESS:

(Seal)
(Seal)
(Seal)

Junius Wayne Bransby (Seal)
Louise H. Bransby (Seal)
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Junius Wayne Bransby and Louise H. Bransby, a single man and woman 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of May, A. D., 1975

Notary Public.

My Commission Expires February 29, 1976