

This instrument was prepared by

(Name) W. L. Longshore, Jr., Attorney at Law

(Address) 423 Frank Nelson 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

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand and No/100 (\$7,000.00)-----DOLLARS, and the assumption of the hereinafter described mortgage, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, XXX I, Florella B. Scott, a widow

(herein referred to as grantors) do grant, bargain, sell and convey unto John J. Swift, Jr. and wife, Nell H. Swift

(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:

Lots 7 and 8 Blue Berry Estates, as recorded in Map Book 5, Page 72, in the office of the Judge of Probate of Shelby County, Alabama, less and EXCEPT the South 37.3 feet of Lot 7.

SUBJECT TO:

1. 1975 taxes.
2. Restrictive Covenants and Conditions filed for record on 19th January, 1972, in D. Book 272, Page 64-68.
3. 30 foot building set back line from Pope Drive.
4. Transmission line permits to Alabama Power Company recorded in Deed Book 118, page 176 and Deed Book 126, page 321 in Probate Office.
5. Title to minerals and underlying caption lands with mining rights and privileges belonging thereto.
6. 10 foot utility easement along Westerly line of said lots as shown of recorded map of subdivision.
7. Mortgage from Luis J. Ribo and wife, Angela C. Ribo to Molton, Allen & Williams, Inc. dated September 1, 1972 and recorded in Mortgage Book 325, page 577, securing the principal sum of \$18,000.00, which said mortgage the Grantee herein agrees to assume and pay.

19750603000026500 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/03/1975 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, I have hereunto set my hand and seal, this 15th day of May, 1975.

WITNESS:

(Seal)

Florella B. Scott

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, W. L. Longshore, Jr., a Notary Public in and for said County, in said State, hereby certify that Florella B. Scott, a widow 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 15th day of May, A. D., 1975.

W. L. Longshore, Jr.

Notary Public.