

This instrument was prepared by

(Name) J. Fred Powell, Attorney at Law

(Address) 1600 Bank for Savings Building, Birmingham, Alabama 35203

Form 1-15 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 THIRTEEN THOUSAND FIVE HUNDRED (\$13,500.00) DOLLARS

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

William C. Otto and wife Phyllis T. Otto
(herein referred to as grantors) do grant, bargain, sell and convey unto

Charles Earl Bates and wife Lois Strickland Bates

(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 30 according to Butte Woods Ranch Addition to Altadena Valley as recorded in Map Book 5, page 1 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: Taxes for the year 1975 a lien not yet due and payable; easement and building line as shown by recorded map; restrictions contained in Volume 231, page 914; Volume 232, page 296; Volume 240, page 89, aforesaid Probate Office; Alabama Gas Agreement recorded in Volume 279, page 624, in said Probate Office; right of way to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 234, page 481, aforesaid Probate Office; right of way to Alabama Power Company recorded in Volume 238, page 96; Volume 232, page 724; Volume 218, page 21; Volume 218, page 51, and Volume 218, page 381, aforesaid Probate Office; right of way to Shelby County, Alabama recorded in Volume 216, page 3, aforesaid Probate Office; mineral and mining rights and rights incident thereto recorded in Volume 4, page 542, aforesaid Probate Office.

19750613000030580 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/13/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
1975 JUN 13 AM 8:33
Filed July 13, 50
Cons. M. J. Barber
JUDGE OF PROBATE

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 X(we) do for XXXXK(ourselves) and for XX(our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that XXXX (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that X (we) have a good right to sell and convey the same as aforesaid; that X (we) will and XX (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 10th day of June, 1975

WITNESS:

(Seal)

William C. Otto (Seal)
William C. Otto

(Seal)

Phyllis T. Otto (Seal)
Phyllis T. Otto

(Seal)

STATE OF ALABAMA
Cobb COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William C. Otto and wife Phyllis T. Otto 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 10 day of June, A. D., 1975.

Notary Public, Georgia, State at Large
My Commission Expires Oct. 30, 1976