

This instrument was prepared by

(Name) Norman L. Collum

(Address) 3300 Montgomery Highway, Birmingham, Alabama 5541

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 FIFTY-FIVE AND NO/100 (\$7,355.00) DOLLARS

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

J. W. Lodge and wife, Ernestine Lodge

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

Elias Robnett, Jr. and wife, Margaret J. Robnett

(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 28, according to Farris Subdivision of Calera, as shown by map recorded in Map Book 3, Page 126, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to easements and restrictions of record.

Grantees herein agree to assume and pay that certain mortgage from J. W. Lodge and wife, Ernestine Lodge to National Homes Acceptance corporation dated April 23, 1975 and recorded in Mortgage Book 330, Page 521 and re-recorded in Mortgage Book 330, Page 702, in the Probate Office of Shelby County, Alabama, securing \$17,450.00, which said mortgage was assigned to Federal National Mortgage Association on May 11, 1973, as shown by Misc. Book 4, Page 639, and in Misc. Book 4, Page 718, both in said Probate Office.



19750619000031550 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
06/19/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1975 JUN 19 AM 9:02  
Seal of J. W. Lodge  
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 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 17th day of June, 1975.

WITNESS:

(Seal)

(Seal)

(Seal)

J. W. Lodge

Ernestine Lodge

Ernestine Lodge

General Acknowledgment

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. W. Lodge and wife, Ernestine Lodge 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 17th day of June A. D., 1975

Norman L. Collum

Notary Public.