

This instrument was prepared by

(Name) Robert R. Armstrong, Jr., Attorney at Law

(Address) P. O. Box 825, Alabaster, Alabama, 35007

5829

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand & no/100 (\$1,000.00) 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, we,

B. B. Kirby, a widower,

(herein referred to as grantors) do grant, bargain, sell and convey unto Kenneth Johnson and Thelma Jean Johnson,

(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 65, as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer, on October 6, 1965, and being more particularly described as follows:

Begin at the intersection of the north right of way line of 3rd Avenue East and the West right of way line of Fallon Avenue, said right of way lines as shown on the Map of the Dedication of the Streets and Easement, Town of Siluria, Alabama; thence northwesterly along said right of way line of 3rd Avenue East for 102.44 feet; thence 90 deg. 11 min. 30 sec. right and run northeasterly for 123.12 feet; thence 89 deg. 48 min. 30 sec. right and run southeasterly for 102.44 feet to a point on the westerly right of way line of Fallon Avenue; thence 90 deg. 11 min. 30 sec. right and run southwesterly along said right of way line of Fallon Avenue for 123.12 feet to the point of beginning.

Subject to easements and restrictions of record.

Further subject to taxes due Oct. 1, 1975, which grantees herein assume and agree to pay.

Further subject to mortgage from Albert J. Whitfield and wife, Nealie Whitfield, to Shelby County Savings and Loan Association, recorded in Book 310, Page 701, in the Probate Office of Shelby County, Alabama, the balance of which grantor warrants to be \$3,639.96, which mortgage and the note secured thereby the grantees herein assume and agree to pay.

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(s) and seal(s), this 27th

June, 1975.

BOOK 293 PAGE 198
CERTIFY THAT INSTRUMENT FILED
1975 JUN 30 AM 8:37
Need Jul 1.00

1975 JUN 30 AM 8:37

JUDGE OF PROBATE

(Seal)

B. B. Kirby

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Marion C. Shelley, a Notary Public in and for said County, in said State, hereby certify that B. B. Kirby, a widower, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of June, A. D., 1975.

19750630000033990 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/30/1975 12:00:00AM FILED/CERT

Marion C. Shelley
Notary Public