

This instrument was prepared by

(Name) Carolyn B. Nelson

6352

(Address) 1800 City Federal 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

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Nine Thousand Five Hundred and No/100 (\$39,500) DOLLARS and the assumption of the hereinafter described mortgages.

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ernest R. Stewart, Jr. and Wife, Eva Shook Johnston Stewart

(herein referred to as grantors) do grant, bargain, sell and convey unto Thomas E. York and Wife, Helen H. York

(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 32 in Butte Woods Ranch Addition to Altadena Valley located in the NW-1/4 of NW-1/4 of Section 3, Township 19 South, Range 2 West, and in the NE-1/4 of NE-1/4, the SE-1/4 of NE-1/4, the SW-1/4 of NE-1/4 of Section 4, Township 19 South, Range 2 West according to Map as recorded in Map Book 5, page 1, in the Probate Office of Shelby County, Alabama. Minerals and mining rights excepted.

Subject to: (1) Taxes for 1975 and subsequent years; (2) Restrictive covenants and conditions filed for record on Sept. 1964 in Deed Book 232, page 296, and amended 30th Nov. 1965 in Deed Book 240, page 89. (3) 35-foot building set-back line from front of lot. (4) 10-foot perimeter easement as shown on recorded Map of said subdivision. (5) Transmission line permit to Ala. Power Co. recorded in Deed Book 234, page 481, and in Deed Book 238, page 96, in Probate Office. (6) Title to minerals underlying caption lands with mining rights and privileges pertaining thereto.

The grantees herein expressly assume and promise to pay those certain mortgages executed by Louis P. Ulmer and Katherine Ulmer to Cobbs, Allen and Hall Mortgage Company, Inc., recorded in Mortgage Book 306, page 73, and Mortgage Book 306, page 77, in the Office of the Judge of Probate of Shelby County, Alabama, according to the terms and conditions of said mortgages and the indebtedness thereby secured. Said mortgages have been -- SEE REVERSE SIDE --

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 16th day of July, 1975

WITNESS:

(Seal) (Seal) (Seal)

Ernest R. Stewart Jr. (Seal)
Ernest R. Stewart, Jr.
Eva Shook Johnston Stewart (Seal)
Eva Shook Johnston Stewart

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

19750721000038400 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/21/1975 12:00:00AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ernest R. Stewart, Jr. and wife, Eva Shook Johnston Stewart 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 16th day of July, A. D., 1975

CAROLYN B. NELSON
LANGE, SIMPSON, ROBINSON & SOMERVILLE
1900 CITY FEDERAL BUILDING
BIRMINGHAM, ALABAMA 35203

E. Shook Johnston Stewart
Notary Public.

transferred and assigned to Mortgage Guaranty Trust Company of New York by instrument recorded in Deed Book 248, page 495, and to General Electric Credit Corporation by instrument recorded in Deed Book 248, page 496, respectively.

Eva Shook Johnston Stewart is one and the same person as Eva Shook Johnston, one of the grantees in that certain deed recorded in Deed Book 284, page 53.

19750721000038400 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/21/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 JUL 21 AM 10:12
Deed Book 39.50
Conrad W. Shook
JUDGE OF PROBATE