

This instrument was prepared by

William A. Waldrip
Realty Properties, Inc.
2700 U.S. Highway 280
Suite 102, RPI Building
Birmingham, Alabama, 35223

(Name)

(Address)

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 FIVE THOUSAND, FOUR HUNDRED, THIRTY-NINE and ⁴⁶100 DOLLARS and assumption by Grantees of Collateral Investment Company mortgage file number 47207 in the amount of \$ 21,860.54, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

KENNETH M. TROWBRIDGE and wife, DIANA J. TROWBRIDGE, (herein referred to as grantors) do grant, bargain, sell and convey unto

RICK F. MILLER and wife, RHONDA M. MILLER (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 3, in BLOCK 3, ACCORDING TO THE SURVEY OF OAK MOUNTAIN ESTATES, as recorded in Map Book 5, Page 57, in the Office of the Judge of Probate of Shelby County, Alabama, subject to:

- (1) Ad valorem taxes for the current tax year;
- (2) Restrictions in Deed Book 263, Page 350;
- (3) A thirty-foot building set-back line as shown on recorded plat;
- (4) Right-of-way in favor of Alabama Power Company and Southern Bell Telephone and Telegraph Company in Deed Book 265, Page 223;
- (5) Minerals and mining rights excepted in Deed Book 267, Page 812;
- (6) Restrictions in Paragraph 1 A to D in Contract dated April 30, 1970, between Coy M. Cooper as Trustee, and Billy D. Eddleman, referred to in Deed Book 263, Page 335.
- (7) Assumption and agreement to pay balance of mortgage as recorded in Book 279, Page 783.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1975 JUL 24 AM 8:28
Aced Jap 5:50
Came of m. Trowbridge
JUDGE OF PROBATE

19750724000039570 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/24/1975 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, we have hereunto set OUR hand(s) and seal(s), this 10th day of July, 19 75.

WITNESS:

William A. Waldrip (Seal)
William A. Waldrip (Seal)
..... (Seal)

Kenneth M. Trowbridge (Seal)
KENNETH M. TROWBRIDGE
Diana J. Trowbridge (Seal)
DIANA J. TROWBRIDGE
..... (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth M. Trowbridge and wife, Diana J. Trowbridge, 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 10th day of July, A. D., 19 75

Barbara J. Petty
Notary Public.

BOOK 293 PAGE 553