

This instrument was prepared by

(Name) William E. Swatek, Attorney

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

7266

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 Six Thousand & no/100 (\$6,000.00) ----- 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, Robert L. Lovelady and Lois U. Lovelady, husband and wife, (herein referred to as grantors) do grant, bargain, sell and convey unto

Jimmy W. Hicks and Layne Hicks,

(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 14, Block 1, according to the map and survey of Green Valley, as recorded in Map Book 5, Page 94, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to:

1. Taxes due October 1, 1975, which grantees herein assume and agree to pay.
2. Rights of Ways to Alabama Power Company, as recorded in Volume 101, Page 79; Volume 126, Page 174; Volume 1, Page 305; and Volume 1, Page 308, in the Probate Office of Shelby County, Alabama.
3. Restrictions as recorded in Misc. Volume 1, Page 10, in said Probate Office.
4. Easements and building line as shown by recorded plat.
5. Mortgage from Dwight C. Braswell and wife, Cay P. Braswell, to CAH Acceptance Corporation, recorded in Volume 334, Page 541; transferred to Federal National Mortgage Corporation, recorded in Misc. Volume 6, Page 152, in the Probate Office of Shelby County, Alabama, which grantees herein assume and agree to pay, together with note secured thereby, in accordance with the terms and provisions of said note and mortgage, the balance of which said mortgage grantors warrant to be approximately \$24,405.78.

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Shelby Cnty Judge of Probate, AL
08/29/1975 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 28th day of August, 1975.

WITNESS:

Maurice C. Shelley (Seal)

Robert L. Lovelady (Seal)

(Seal)

(Seal)

(Seal)

Lois U. Lovelady (Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert L. Lovelady and Lois U. Lovelady, husband and wife, 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 28th day of August, A. D., 1975.

Maurice C. Shelley
Notary Public

