

This instrument was prepared by

(Name) Delia Gulino

(Address) Route 1, Box 479, Helena, Alabama.

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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
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTEEN THOUSAND, FIVE HUNDRED ONLY DOLLARS

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

CHARLES ADDISON TEEL AND WIFE, GIOVANNA TEEL

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

GEORGE N. BIBB AND WIFE, FRANCES D. BIBB

(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:

Estate 23, according to Survey of Wildwood Park Residential Estates, as recorded in Map Book 5, Page 78, in Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to: Restrictive Covenants and Conditions filed for record August 24, 1971 in Deed Book 269, Page 534. 40 foot building set back line from Wildwood Lane, Utility Easements as shown on recorded plat of subdivision. Transmission line permit to Alabama Power Company dated April 11, 1946 and recorded in Deed Book 124, Page 493 in Probate Office and permit to Alabama Power Company and Southern Bell Telephone and Telegraph Company dated October 1, 1971 and recorded in Deed Book 271, Page 557 in Probate Office. Title to minerals underlying caption lands with mining rights and privileges belonging thereto as reserved in Deed recorded in Deed Book 42, Page 246 in Probate Office.

Charles A. Teel is one and the same person as Charles Addison Teel.



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Shelby Cnty Judge of Probate, AL
09/02/1975 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 16 day of August, 1975.

WITNESS:

Alfred T. Hemminger (Seal)

Sunday I. Burns (Seal)

(Seal)

Charles A. Teel (Seal)
(Charles Addison Teel)

(Seal)

Giovanna Teel (Seal)
(Giovanna Teel)

STATE OF ~~ALABAMA~~ Alaska
Copper River COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Addison Teel and wife, Giovanna M. Teel 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of Aug, A. D., 1975

MY COMM. EXP. FEB. 1, 1978

Notary Public.