

This instrument was prepared by

(Name) R. C. Case

(Address) 2028 Kentucky Ave., Birmingham, Alabama 35216

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 -----Sixty-five Hundred and no/100-----DOLLARS

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

John C. Hall, Jr. and wife, Joan Vernon Hall

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

Robert C. Case and Margaret M. Case

(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 31, according to Map and Survey of Mountain View Lake Company, Second Sector, as recorded in Map Book 3 Page 150 in the Office of the Judge of Probate of Shelby County, Alabama. Minerals and mining rights excepted. Situated in Shelby County, Alabama.

Subject to:

1. Taxes for 1975 and subsequent years
2. Title to minerals underlying caption lands with mining rights and privileges pertaining thereto.
3. Transmission line permits to Alabama Power Company dated 20th May, 1958 and recorded in Deed Book 194 page 328 and dated 18th May, 1960 and recorded in Deed Book 209 page 717 in Probate Office
4. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
5. No liability is assumed for possible unfiled mechanics' and material-men's liens.
6. Restrictive covenants recorded in Deed Book 172 page 236.



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Shelby Cnty Judge of Probate, AL  
09/04/1975 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 hereinto set our hand(s) and seal(s), this 3rd.

day of July, 1975

WITNESS: (Seal)

(Seal)

(Seal)

Joan Vernon Hall (Seal)  
Joan Vernon Hall

John C. Hall, Jr. (Seal)  
John C. Hall, Jr.

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John C. Hall, Jr. and wife, Joan Vernon Hall, 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 3rd day of July, A. D., 1975

Notary Public