

This instrument was prepared by : Jackson W. Guyton

(Name) Trucks, Parsons & Guyton

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Form 1-15 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 ^{See mtg 348-539} Twenty-two Thousand Seven-hundred Fifty & 00/100 (\$22,750.00) DOLLARS and the assumption of that certain mtg. executed by Mitchell A. Kelley and Lee Ann R. Kelley, to Fidelity Fed. Sav. & Ln. Assoc. of B'ham., recorded in mtg. bk. 328, page 153.

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Mitchell A. Kelley and wife, Lee Ann R. Kelley,

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

Richard S. Groseclose and wife, Loretta F. Groseclose,

(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 8, Block 4, according to the Survey of Indian Valley, First Sector, as recorded in Map Book 5, page 43, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Easements and building line as shown on recorded map.
2. Restrictions appearing of record in Deed Book 258, page 257.
3. Right of Way in favor of Alabama Power Company and Southren Bell Telephone & Telegraph Company by instrument(s) recorded in Deed Book 265, page 458.
4. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 102, page 53; Deed Book 111, page 266; Deed Book 119, page 297 and Deed Book 129, page 565.
5. Flood easement to the Five T's, Inc., shown by instrument recorded in Deed Book 285, page 13.
6. Advalorem taxes for the year 1975 which are not due and payable until October 1, 1975, which Grantees assume and agree to pay.

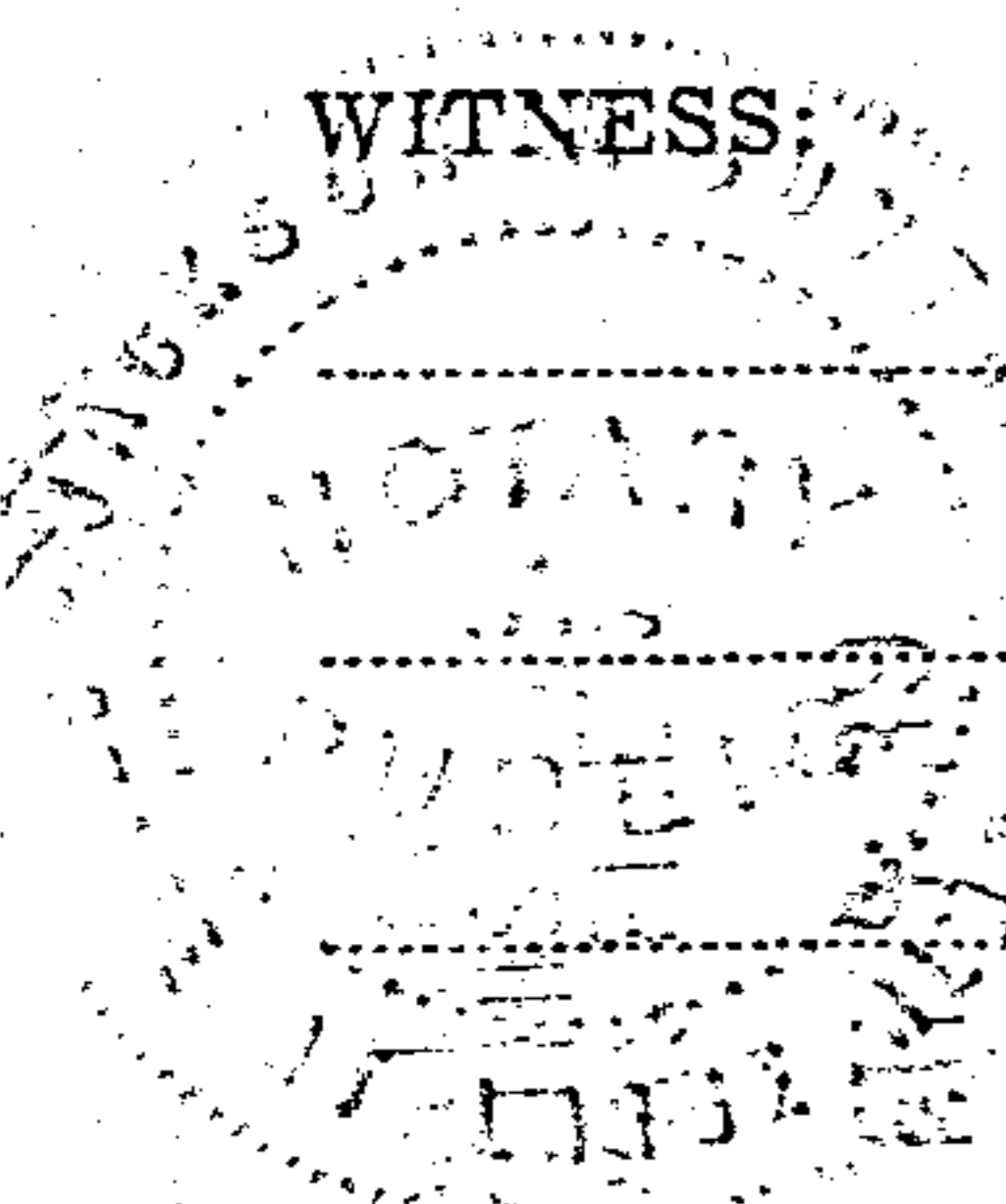
\$9,000.00 of the consideration recited above was from the proceeds of a second (2nd) mortgage loan closing simultaneously herewith.

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 3rd. day of September, 1975.

BOOK 294 PAGE 354



..... (Seal)
..... (Seal)
..... (Seal)

..... (Seal)
Lee Ann R. Kelley (Seal)
..... (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that Mitchell A. Kelley and wife, Lee Ann R. Kelley, 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 September, A. D., 1975

.....
Notary Public.