

This instrument was prepared by

*Donald L. Newsom*  
of CORRETTI, NEWSOM, ROGERS & MAY, Attys.  
522 Frank Nelson Building  
BIRMINGHAM, ALABAMA 35203

(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 }  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,  
*see Mtg 350-861*

That in consideration of Ten thousand, six hundred and no/100 ----- DOLLARS  
and assumption of hereinafter described mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Betty Jane Merritt, an unmarried woman; Betty Jean Johnston, an unmarried woman  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Joseph E. Conn, Jr. and wife, Mary W. Conn

(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 40, according to the map and survey of Chandalar South, First  
Sector, as recorded in Map Book 5, page 106, in the Probate Office  
of Shelby County, Alabama.

Subject to ad valorem taxes for tax year 1976;  
Subject to building line as shown by recorded plat;  
Subject to right of way to Alabama Power Company in Volume 277,  
page 471 and Volume 278, page 477, in said Probate Office;  
Subject to restrictions as to underground cable in favor of Alabama  
Power Company in Misc. Volume 2, page 707, in said Probate Office;  
Subject to that certain mortgage executed to Jefferson Federal Savings  
and Loan Association of Birmingham, recorded in Volume 335, page 712,  
in said Probate Office, which said mortgage the grantees herein expressly  
agree to assume and to pay according to its terms and conditions.

\$5,300.00 of the purchase price shown above was paid by the execution of  
a Purchase Money Mortgage simultaneously with delivery of this deed.

19751215000070290 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
12/15/1975 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 11th  
day of December, 19 75

WITNESSED:  
STATE OF ALA SHELBY COUNTY }  
I CERTIFY THIS INSTRUMENT WAS FILED }  
1975 DEC 15 AM 8:05 }  
*Beed Jax 550* }  
*Claird M. Beaudin* }  
JUDGE OF PROBATE }  
STATE OF ALABAMA }  
JEFFERSON COUNTY }

*Betty Jane Merritt* (Seal)  
Betty Jane Merritt (Seal)  
*Betty Jean Johnston* (Seal)  
Betty Jean Johnston (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Betty Jane Merritt, an unmarried woman; Betty Jean Johnston, an unmarried woman  
whose name s 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 11th day of December, A. D., 19 75

*Donald L. Newsom*  
Notary Public.

BOOK 293 PAGE 10