

Dale Corley

1407 City Federal Building

1471

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

Jefferson

COUNTY

Know All Men By These Presents,

That in consideration of Fifteen Thousand 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,

Robert Verne Bonfoey and wife, Betty Bonfoey

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

Roger H. Childs and wife, Betty P. Childs

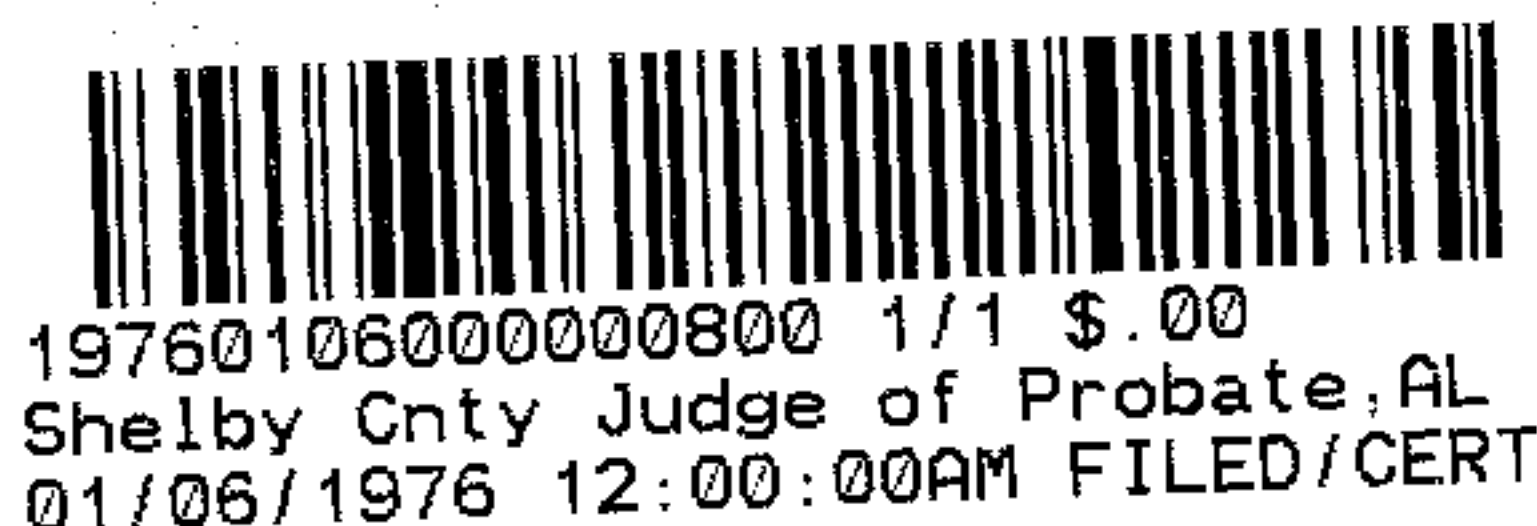
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 4, in Block 9, according to the Survey of Kerry Down, Subdivision of Inverness, as recorded in Map Book 5, Page 135, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. Easement and building line as shown on recorded map.
3. Restrictions appearing of record in Misc. Book 5, Page 86 & Misc. Book 5, Page 268.
4. Restrictions as to underground cables in Misc. Book 5, Page 625.
5. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 283, Page 208.
6. Agreements to Alabama Power Company by instrument recorded in Misc. Book 5, Page 626.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Citizens Mortgage Corporation, recorded in Mortgage Book 343, Page 705, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.



STATE OF ALABAMA
JAN - 6 AM 8:36
INSTRUMENT WAS FILED
Deed Book 1560
Consolidation
JUDGE OF PROBATE

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 ~~K~~(we) do, for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances: ~~except as set forth hereinabove.~~

that ~~K~~(we) have a good right to sell and convey the same as aforesaid; that ~~K~~(we) will and ~~our~~ (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 and seal S, this 3rd day of December, 19 75

WITNESS:

State of Alabama

Jefferson

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Verne Bonfoey and wife, Betty Bonfoey 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 December A. D. 1975

BOOK 286 PAGE 394