

This instrument was prepared by

(Name) Robert O. Driggers, Attorney

(Address) 2824 Linden Avenue, Homewood, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

1973

That in consideration of Twelve Thousand and No/100----- DOLLARS and the assumption of the hereinafter described mortgage

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

D. SPENCER GAYLORD and wife, MARILYN E. GAYLORD

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

THOMAS CLINTON COLE and PAMELA JEAN COLE

(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 21, Block 3, according to the Map and Survey of Wooddale, Second Sector, as recorded in Map Book 5, Page 120, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1976 and thereafter.
2. Easement and building line as shown by recorded plat.
3. Right of Way to Alabama Power Company, as recorded in Volume 101, Page 500 and Volume 101, Page 569, in said Probate Office.
4. Gas, Oil and Sulphur rights excepted as shown in Volume 127, Page 140, in said Probate Office.
5. Right of Way to Alabama Power Company and Southern Bell Telephone & Telegraph Company, as recorded in Volume 278, Page 470, in said Probate Office.

As part of the purchase price and consideration for this deed, the Grantees herein assume and agree to pay the indebtedness evidenced by that certain mortgage in favor of Colonial Mortgage Company as recorded in Volume 337, Page 556, in the Probate Office of Shelby County, Alabama; and transferred to Federal National Mortgage Association as recorded in Misc. Vol. 7, Page 658 in the Probate Office of Shelby County, Alabama.

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 23rd day of January, 1976

296 PAGE 659  
 WITNESS  
 STATE OF ALABAMA  
 I CERTIFY THIS INSTRUMENT WAS FILED  
 1976 JAN 27 AM 8:08  
 Seal of Notary  
 JUDGE OF PROBATE

(Seal) D. Spencer Gaylord  
 D. SPENCER GAYLORD  
 (Seal) Marilyn E. Gaylord  
 MARILYN E. GAYLORD  
 (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that D. Spencer Gaylord and wife, Marilyn E. Gaylord 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 23rd day of January, A.D., 1976.



19760127000005180 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
01/27/1976 12:00:00AM FILED/CERT

Robert O. Driggers  
Notary Public.

My Commission Expires May 8, 1978