

This instrument was prepared by

(Name) Carrie Mohundro as an employee of Jackson Company

(Address) 100 Office Park Drive, Birmingham, Alabama 35223

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

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Two 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,

Truman H. Roblee and wife, Janet R. Roblee

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

H. Dean Rigsby, Jr. and wife, Sallye J. Rigsby

(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, in Block 4, according to the Survey of Oak Mountain Estates, Second Sector, as recorded in Map Book 5, page 76, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1976 Advalorem taxes

A 30 foot building set back line as shown by record plat.

Restrictions, conditions and limitations in Deed Book 268, page 620, which contain no reversionary clause.

Easements to Alabama Power Company and Southern Bell Telephone and Telegraph Company in Deed Book 269, page 414, all the above recorded in the Office of the Judge of Probate in Shelby County, Alabama.

\$31,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith delivery of this deed.

19760127000005330 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/27/1976 12:00:00AM FILED/CERT

STATE OF ALABAMA
JUDGE OF PROBATE
INSTRUMENT WAS FILED
1976 JAN 27 AM 11:43
Deed Book 150
Conrad Rigsby

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

WITNESS:

(Seal)
(Seal)
(Seal)

Truman H. Roblee (Seal)
Janet R. Roblee (Seal)
(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Truman H. Roblee and wife, Janet R. Roblee whose name 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.

(Seal)
Notary Public.