

This instrument was prepared by

(Name) RICHARD W. BELL, Attorney at Law

(Address) P. O. Box 427, Pelham, Alabama 35124

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,

That in consideration of Five thousand four hundred and no/100 (\$5,400.00)-----DOLLARS and the assumption of that certain mortgage described below

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

William J. Cooney, Jr., and wife, Freida E. Cooney,
(herein referred to as grantors) do grant, bargain, sell and convey unto

Frank R. Hood and wife, Linda C. Hood,
(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 No. 18, according to Map of Bridlewood Forest Subdivision, recorded in Map Book 5, Page 52, in the Probate Office of Shelby County, Alabama. Situated in the Town of Montevallo, Shelby County, Alabama.

SUBJECT TO: 1. Taxes for 1976 and subsequent years.

2. Restrictive conditions and covenants recorded in Deed Book 262, Page 285, in the Probate Office of Shelby County, Alabama.

3. 25 foot building set back line from Pipe Wood Lane.

4. Agreements between Alabama Power Company and Borinquen Farm, Inc., recorded in Deed Book 262, Page 621, and in Deed Book 264, Page 9, in Probate Office of Shelby County, Alabama.

5. Transmission line permit in favor of Alabama Power Company recorded in Deed Book 264, on Page 2, in Probate Office.

6. Mortgage from James Verlyn Moseley and wife, Joyce Baxter Moseley to Robinson Mortgage Company, Inc., dated September 10, 1974, and recorded in Mortgage Book 341, Page 707, securing the principal sum of \$33,000.00, and assigned to Government National Mortgage Association by assignment dated Sept. 25, 1974, and recorded in Misc. Book 9, Page 213, in Probate Office.

(CONTINUED ON REVERSE SIDE HEREOF)

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 9th day of February, 1976

WITNESS:

(Seal)

(Seal)

(Seal)

WILLIAM J. COONEY, JR. (Seal)

FREIDA E. COONEY (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William J. Cooney, Jr., and wife, Freida E. Cooney, 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 each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of February, A. D., 1976

Richard W. Bell
Notary Public.

CONTINUATION FROM REVERSE SIDE HEREOF

7. Asphalt paved road across East side of said lot as shown by survey of Allen Whitley, dated August 30, 1974.

8. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.

9. No liability is assumed for possible unfilled mechanics' and materialmen's liens.

The Grantees herein assume and agree to pay that certain mortgage described above in paragraph 6.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1976 FEB 10 AM 11:36

Reed J. S. S.
Clerk of Probate

CLERK OF PROBATE



19760210000009630 2/2 \$.00
Shelby Cnty Judge of Probate, AL
02/10/1976 12:00:00AM FILED/CERT

RETURN TO

Wm. W. Bell
Attorney at Law
P. O. Box 427
Pelham, AL 35124
Phone: 663-9000

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

5.50
3.00
1.00

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.

Title Insurance
BIRMINGHAM, ALA.

968 PAGE 896
967 BOOK