

(Name) William J. Wynn

(Address) 720 Massey Building, Birmingham, Al.

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

2771

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Three Thousand and no/100-----DOLLARS

See Mtg 352-498

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Carlos H. Johnson and wife, Francis Elaine Johnson and Fred L. McDaniel and wife, Eleanor W. McDaniel (herein referred to as grantors) do grant, bargain, sell and convey unto

J. M. Lawrence, Jr., and wife, Isabel H. Lawrence

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

Subject to:

1. Ad Valorem taxes due and payable October 1, 1976.
2. Building line and rights of way of record.
3. Oil, gas, petroleum and sulphur rights of record.

\$ 42,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 297 PAGE 280



19760226000016390 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/26/1976 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 FEB 26 AM 9:21
Deed Feb 11/76
C. J. McDaniel
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 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 16th day of February, 1976

XXXXXX

Eleanor W. McDaniel (Seal)
ELEANOR W. McDANIEL

(Seal)

(Seal)

Carlos H. Johnson (Seal)
CARLOS H. JOHNSON
Francis Elaine Johnson (Seal)
FRANCIS ELAINE JOHNSON
Fred L. McDaniel (Seal)
FRED L. McDANIEL

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carlos H. Johnson and wife, Francis Elaine Johnson and Fred L. McDaniel and wife, Eleanor W. McDaniel 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 16th day of February, A. D., 1976