

This instrument was prepared by

(Name) BRUCE L. GORDON

(Address) 1500 City National Bank Building, Birmingham, Alabama, 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-five Thousand (\$55,000.00) DOLLARS

to the undersigned grantor or grantors see Mtg 352-585 in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

William J. Acton and wife Martha E. Acton

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

Gerald E. Caudill and wife Maude C. Caudill

(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 11A according to Altadena Park Resurvey as recorded in Map Book 5, Page 111, in the Probate Office of Shelby County, Alabama, being a resurvey of part of Butte Woods Ranch Addition to Altadena Valley. Minerals and mining rights excepted.

Subject to easements, restrictions and rights of way of record.

(\$32,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith)



19760303000018050 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/03/1976 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 MAR -3 AM 8:18
Deed 352-585
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 27th day of February, 19 76.

WITNESS:

(Seal)

(Seal)

(Seal)

William J. Acton

William J. Acton

Martha E. Acton

Martha E. Acton

General Acknowledgment

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that William J. Acton and wife Martha E. Acton 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 27th day of February, A. D., 1976.

Bruce L. Gordon
State at Large Notary Public.