

This instrument was prepared by

(Name) John T. Natter, Attorney in the Law Firm of Gorham and Natter

(Address) 915 Frank Nelson 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,

4/22

That in consideration of Fifty Eight Thousand Nine Hundred and no/100 ----- DOLLARS

to the undersigned grantor or grantors 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 Thomas A. Flemming, Jr., and wife
Mary W. Flemming

(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 10-A, 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.

Subject to the following:

1. Taxes due in the year 1976 which are a lien but not due and payable until October 1st, 1976.
2. Easement and Building line as shown by recorded map.
3. Restrictions recorded in Volume 2, page 604 and Volume 13, page 420, in the Probate Office of Shelby County, Alabama.
4. Right of Way to Southern Bell Telephone & Telegraph Company recorded in Volume 277, page 217, in said Probate Office.
5. Right of Way to Alabama Power Company recorded in Volume 220, page 43, in said Probate Office.
6. Mineral and mining rights and rights incident thereto.

\$47,000.00 of the above recited purchase price was paid from a mortgage loan simultaneously herewith.



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Shelby Cnty Judge of Probate, AL
04/14/1976 12:00:00 AM FILED/CERT

1976 APR 14 AM 9:12
JUDGE OF PROBATE
SHELBY COUNTY, ALABAMA
INSTRUMENT WAS FILED
CERTIFICATE OF THIS
INSTRUMENT WAS FILED

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 ~~K~~(we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 12th day of April, 1976

WITNESS:

(Seal) William J. Acton (Seal)
(Seal) Martha E. Acton (Seal)
(Seal) Martha E. Acton (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

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 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of April, A. D. 1976

Notary Public