

Jack H. Harrison

1453 First National-Southern Natural

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

JEFFERSON COUNTY

Know All Men By These Presents,

That in consideration of Twenty Two Thousand Six Hundred Fourteen and 74/100--DOLLARS (\$22,614.74) and the assumption of the hereinafter described mortgage.

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, Brian C. Warsham and wife, Ann B. Warsham

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

K. V. Lutes and wife, Euline M. Lutes

(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 42, according to the Survey of Chandalar South, First Sector, as recorded in Map Book 5, page 106, in the office of the Judge of Probate of Shelby County, Alabama.

Subject to:

Current taxes

A 35 foot building set back line and easements shown by record plat

Restrictions as to underground cables in Misc. Book 2, page 707.

Agreements with Alabama Power Company in Deed Book 277, page 471.

Easements to Alabama Power Company in Deed Book 278, page 477.

Subject to that certain mortgage from Brian C. Warsham and wife, Ann B. Warsham to Jefferson Federal Savings and Loan Association of Birmingham, as recorded in Mortgage Book 334, page 66, in the Probate Office of Shelby County, Alabama, which said mortgage the Grantees herein assume and agree to pay.



19760430000038710 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/30/1976 12:00:00AM FILED/CERT

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:

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 and seal, this 26th day of April, 1976

WITNESS:

Betty Jo Babelay

Brian C. Warsham
Ann B. Warsham

State of TENNESSEE

KNOX COUNTY

General Acknowledgement

I, the undersigned Betty Jo Babelay, hereby certify that Brian C. Warsham whose name is signed to the foregoing conveyance, and who me on this day, that, being informed of the contents of the conveyance on the day the same bears date.

, a Notary Public in and for said County, in said State,

is known to me, acknowledged before he executed the same voluntarily

Given under my hand and official seal this 26th day of

April

Betty Jo Babelay
My comm. Notary Public

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ann B. Warsham, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of April, 1976.

John H. Harman
Notary Public

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

1976 APR 30 AM 9:46

Deed Tol 2.300

Conrad W. Anderson

JUDGE OF PROBATE



19760430000038710 2/2 \$.00
Shelby Cnty Judge of Probate, AL
04/30/1976 12:00:00AM FILED/CERT

John H. Harman
2153 1st Nat'l Securities
RETURN TO *National Bldg*
Birmingham

TO

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

2300
300
100

2400

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

615 No. 21st Street Birmingham, Ala.

BOOK 298 PAGE 404