

THIS INSTRUMENT PREPARED BY:

Dale Corley

2117 Magnolia Avenue

4772
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 Forty-One Thousand Five Hundred and no/100 DOLLARS

See Mtg 354-173
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Vester Wayne Causey and wife, Donna R. Causey

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

John Wiley Miller, Jr. and wife, Judith B. Miller

(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 32, in Block 1, according to the Survey of Cahaba Valley Estates, First Sector, as recorded in Map Book 5, Page 84, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
3. Easements and building line as shown on recorded map.
4. Restrictions appearing of record in Deed 272, Page 320.
5. Right of Way in favor of Alabama Power Company and Southern Bell Telephone & Telegraph Company by instrument(s) recorded in Deed 273, Page 60.

\$37,350.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



19760503000039130 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/03/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 MAY -3 AM 8:07
Deed Book 4-50
Donna R. Causey
JUDGE OF PROBATE

BOOK 298 PAGE 425

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 ~~X~~ (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:

except as set forth hereinabove
that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (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 hands and seals, this 26th day of April, 19 76

WITNESS:

Vester Wayne Causey
Vester Wayne Causey

Mrs. Donna R. Causey
Donna R. Causey

State of Alabama

Jefferson

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vester Wayne Causey and wife, Donna R. Causey, 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 26th day of April, A. D., 19 76

Paul D. Jones
Notary Public