

Corley & Halbrooks

2117 Magnolia Avenue, Birmingham, Alabama

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 Five Thousand Seven Hundred Twenty-Nine and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Tommy E. Brakefield and wife, Mary H. Brakefield

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

Robert E. Mills and wife, Carol C. Mills

(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 Jefferson County, Alabama to-wit:

Lot 21, according to the survey of Monte Tierra as recorded in Map Book 5 page 114 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. 30 foot building line, 7.5 foot easement on East and West and 10 foot easement on rear as shown on recorded map.
3. Restrictions contained in Misc. Volume 2 page 619 in the Probate Office of Shelby County, Alabama.
4. Easement to Alabama Power Company recorded in Volume 112 page 456 and Volume 123 page 433 in said Probate Office.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Johnson-Rast & Hays Co., recorded in Real Volume 340, Page 854, in said Probate Office, according to the terms and conditions of said Office of said mortgage and the indebtedness thereby secured.

BOOK 299 PAGE 562



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Shelby Cnty Judge of Probate, AL
07/01/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 JUL -1 AM 10:50
Deed Book 299
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 ~~XXX~~(we) do, for ~~MYSELF~~ (ourselves) and for ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~X~~(we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (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 S, this 30th day of June, 19 76

WITNESS:

Tommy E. Brakefield
Tommy E. Brakefield
Mary H. Brakefield
Mary H. Brakefield

State of Alabama

Jefferson COUNTY

General Acknowledgement

I, the undersigned hereby certify that Tommy E. Brakefield and wife, Mary H. Brakefield 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 30th day of

June

A. D., 1976.

Handwritten signature of Notary Public

Notary Public