

This instrument prepared by

(Name) J. Fred Powell, Attorney at Law

(Address) 1600 Bank for Savings 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 Two Thousand Six Hundred Sixty-nine and No/100 (\$2,669.00)----- DOLLARS 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,

Larry W. Masters and wife Sandra D. Masters

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

Roy Herbert Olney, Jr. and wife Joy A. Olney

(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 1, Block 6, according to the survey of Green Valley, Second Sector, as recorded in Map Book 6, page 21, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: Taxes for the year 1976, a lien not yet due and payable; 35 foot building line on West and South as shown by recorded map; restrictions recorded in Misc. Volume 8, page 556 and Misc. Volume 9, page 278, aforesaid Probate Office; agreement with Alabama Power Company recorded in Misc. Volume 8, page 772, aforesaid Probate Office.

As further consideration for this conveyance, Grantee herein assumes and agrees to pay that certain mortgage from the Grantor herein to Jackson Company, recorded in Volume 351, page 899, aforesaid Probate Office.

BOOK 300 PAGE 1
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 JUL 21 PM 1:37
Deed Exp 300
Conceded
JUDGE OF PROBATE

19760721000067510 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/21/1976 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 ~~XX~~ (we) do for ~~ourselves~~ (ourselves) and for ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~XX~~ (we) have a good right to sell and convey the same as aforesaid; that ~~XX~~ (we) will and ~~XX~~ (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 19 day of July, 1976.

WITNESS:

George R. Lawton (Seal)

George R. Lawton (Seal)

George R. Lawton (Seal)

Larry W. Masters (Seal)
Larry W. Masters

Sandra D. Masters (Seal)
Sandra D. Masters

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry W. Masters and wife Sandra D. Masters 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 19 day of

MY COMMISSION EXPIRES JUNE 16, 1979

