

This instrument was prepared by

(Name) Robert O. Driggers, Attorney
(Address) 2824 Linden Avenue, Homewood, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Thousand Seventy and No/100---- 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,

MARIE C. NELSON and husband, BART NELSON

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

RICHARD L. SCHMIDTKE and DIANE S. SCHMIDTKE

(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 15, Block 1, according to Map of Bermuda Hills, First Sector, as re-
corded in Map Book 6, Page 1, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1976 and thereafter.
2. Restrictive covenants and conditions as recorded in Misc. Book 6,
Page 579.
3. 7.5 foot utility easement on North side and 7.5 foot utility easement
on West side of said lot as shown on recorded map.
4. 40 foot building set back line from 8th Avenue Southwest.
5. Transmission line permits to Alabama Power Company as recorded in Deed
Book 113, Page 229 and Deed Book 130, Page 299 in said Probate Office.
6. Transmission line Permits to Alabama Power Company and Southern Bell
Telephone and Telegraph Company recorded in Deed Book 283, Page 259 and
Deed Book 286, Page 617 in said Probate Office.

As part of the purchase price and consideration for this deed the grantees
herein assume and agree to pay the indebtedness evidenced by that certain
mortgage in favor of Shelby County Savings and Loan Association as recorded
in Mortgage Book 351, Page 756 and re-recorded in Mortgage Book 352, Page
94 in the Probate Office of Shelby County, Alabama.

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,
unless otherwise noted above; 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(s) and seal(s), this 20th
day of July, 1976.

300 PAGE 25
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 JUL 23 AM 8:55
Deed Tax 16.50
Comm. of Probate
JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

MARIE C. NELSON (Seal)
BART NELSON (Seal)

(Seal)



19760723000069090 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/23/1976 12:00:00AM FILED/CERT

General Acknowledgment

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Marie C. Nelson and husband, Bart Nelson
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 20th day of July, A. D., 1976.

Robert O. Driggers

Notary Public.

My Commission Expires May 8, 1978