

Jack H. Harrison

1453 First National-Southern Natural Bldg.

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 five hundred eleven and 57/100----- DOLLARS

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

Chih-Chang Chu and wife, Shirley C. Chu

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

L. Paul Goodrich and wife, Elsa Goodrich

(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 45, 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.
Mineral and mining rights excepted.

SUBJECT TO:

1. Current taxes.
2. A 35 foot building set back line and easements as shown by record plat.
3. Restrictive covenants as to underground cables in Misc. Book 2, page 707.
4. Agreements with Alabama Power Company in Deed Book 277, page 471.

ALSO, subject to the terms and conditions of that certain mortgage from William Frederick Redd, an unmarried man and Donna B. Thomas, an unmarried woman to Jefferson Federal Savings and Loan Association of Birmingham recorded in Mortgage Book 336, page 182, which Grantees herein assume and agree to pay.



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Shelby Cnty Judge of Probate, AL
07/27/1976 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 seals, this 26th day of July, 1976.

WITNESS:

Chih-Chang Chu

Shirley C. Chu

State of ALABAMA

JEFFERSON COUNTY

General Acknowledgement

I, the undersigned hereby certify that Chih-Chang Chu and wife, Shirley C. Chu whose name S are 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, known to me, acknowledged before executed the same voluntarily they

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

July

A. D. 1976

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

1976 JUL 27 AM 8:57
Deed 44 3300

JUDGE OF PROBATE