

(Name) James R. Moncus, Jr., Attorney at Law

(Address) 1315 City Federal Building, Birmingham, Alabama 35203

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventeen thousand one hundred and no/100 (\$17,100) DOLLARS and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, C.J. Armand and his wife Claudia A. Armand

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

Donald J. Young and Doris S. Young

(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 13, in Block 2, according to the Survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, Page 107, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record. 35 foot building set back line from Ryecroft Road.

Transmission line permit to Alabama Power Co. dated May 9, 1940, and recorded in Deed Book 108, Page 378, and permit to Alabama Power Co. and Southern Bell Telephone and Telegraph Co. dated Nov. 27, 1972 and recorded in Deed Book 277, Page 640, in Probate Office and permit to South Central Bell recorded in Deed Book 276, Page 39, in Probate Office.

That certain mortgage from Joseph B. Monzella, III and wife Carol Lynn Monzella to Real Estate Financing, Inc., dated Nov. 26, 1974 and recorded in Mortgage Book 343, Page 181, securing principal sum of \$33,000.00 and assigned to Government National Mortgage Association by assignment filed December 30, 1974, and recorded in Misc. Book 10, Page 25, in Probate Office, and assignment to Real Estate Financing, Inc. by assignment recorded in Misc. Book 11, Page 627, on June 19, 1975, in said Probate Office which Grantees herein agree to assume and pay.

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 16th day of July, 1976

WITNESS:

BOOK 300 PAGE 136

STATE OF ALABAMA
CLERK OF PROBATE
AUG - 2 PM 7:52
Deed Book 1750
Clerk of Probate
JUDGE OF PROBATE
Jefferson COUNTY

C.J. Armand (Seal)
Claudia A. Armand (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C.J. Armand and his wife Claudia A. Armand 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of July, A. D., 1976

Notary Public