Form 1-1-5 Rev. 1-66

7687

Shelby Cnty Judge of Probate, AL

521 Massey Building, Birmingham, AL 35023

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

08/16/1976 12:00:00AM FILED/CERT

STATE OF ALABAMA SHELBY

KNOW ALL MEN BY THESE PRESENTS.

Thirty-Three Thousand Nine Hundred & No/100----That in consideration of De May 351-59

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we. Walter T. Armstrong & wife, Alice Y. Armstrong

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

Robert M. LaFever & wife, Suzanne N. LaFever

(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

Lot 4, Block 2, according to survey of Green Valley, as recorded in Map Book 5, page 94, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- Ad valorem taxes due and payable October 1, 1976.
- 2. Restrictive covenants and conditions filed for record on April 20, 1972, in Misc. Book 1, page 10.
- 3. 30 foot building set back line from Connie Street.
- 4. 7.5 foot utility easement over East and South sides of said lot as shown on recorded Map.
- 5. Transmission line permits to Alabama Power Company recorded in Deed Book 101, pg. 79, and in Deed Book 126, page 174, and in Deed Book 277, page 23, in Probate Office.
- Agreements with Alabama Power Company, dated November 18, 1971, and recorded in Misc. Book 1, page 305 and Page 308, in Probate Office.

\$33,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, ther 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.

INT	VITNESS WHEREOF, W.C.	have hereunto setOUI	hand(s) and seal(s), this 12th	
day of	August	₁₉ 76		
· .				
WITNES	S:			
<u> </u>		(Seal)	Walters. Countron	(Seal)
			Walter T. Armstrong	· .
		(Seal)		(Seal)
		(Seal)	Mice A. Kemster	/Con1)
		······································	Alice Y. Armstrong	(Dear)

Augüst

the undersigned, a Notary Public in and for said County, in said State, certify that Walter T. Armstrong & wife, Alice Y. Armstrong

namesare signed to the foregoing conveyance, and who are known to me, acknowledged before me

on the day the same bears date. Given under my hand and official seal this. 12th