

THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.

620 North 22nd Street

Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Forty One Thousand Five Hundred and no/100-----DOLLARS

See Mtg 357-520

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

Robert Michael Worthington and wife, Cheryl Worthington

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

Bruce K. Cofer and Annie R. Cofer

(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 51, Woodland Hills, 1st Phase, 4th Sector, as recorded in Map Book 6, Page 24, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

- SUBJECT TO:
- (1) Current Taxes.
 - (2) Restrictive covenants and conditions filed for record on August 27, 1974, in Misc. Book 9, Page 11.
 - (3) 35-foot building set back line from Maple Street.
 - (4) 10-foot utility easement across Northeast side of said lot as shown on recorded map of said subdivision.
 - (5) Transmission line permit to Alabama Power Company recorded in Deed Book 107, Page 526, in Probate Office.

\$31,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

197608230000080470 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/23/1976 12:00:00AM FILED/CERT

JUDGE OF PROBATE

Conrad M. Cofer

1976 AUG 23 AM 11:01
Deed Bk 100

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

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 ~~X~~(we) do, for ~~XXXX~~(ourselves) and for ~~XX~~(our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXX~~(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~X~~(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 and seals, this 20th day of August, 1976.

WITNESS:

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Michael Worthington and wife, Cheryl Worthington 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 August

A. D., 19 76.

Louise S. Cartrell

Notary Public