

This instrument was prepared by

(Name) James M. Tingle

(Address) 912 City Federal Building, Birmingham, Alabama

Form 1-15 Rev. 1-66

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

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-two Thousand Nine Hundred and no/100 (\$42,900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Carolyn Ann Cook Goodwin, an unmarried woman, and William Ben Spann, Jr. and wife, Virginia Spann and William Ben Spann, Jr. as Executor of Est. of William Ben Spann, Sr., Deceased; (herein referred to as grantors) do grant, bargain, sell and convey unto

Ronnie L. Misenhimer and wife, Sharon M. Misenhimer

(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 Jefferson County, Alabama to-wit:

Lot 38, according to the Survey of Echo Valley as recorded in Map Book 67, page 77 in the Probate Office of Jefferson County, Alabama.

Subject to:

1. A 35 foot building set back line as shown by record plat.
2. A 15 foot easement on back of lot as shown by record plat.
3. Restrictions in Vol. 6878, page 264.
4. Right of way to Ala. Power Co. and Sou. Bell Tele. & Tele. Co. in Vol. 6879, page 993.
5. Right of way to Ala. Power Co. and Sou. Bell Tele. & Tele. Co. in Vol. 6905, page 416.

SUBJECT TO: Ad valorem taxes for current year, 1976.

\$34,300.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

The undersigned Carolyn Ann Cook Goodwin, is one and the same person as Carolyn Ann Cook one of the devisees under the Last Will and Testament of William Ben Spann, Sr.

19760823000080490 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/23/1976 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, 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 17th day of August, 1976

XXXXXX

William Ben Spann Jr. (Seal)

William Ben Spann, Jr., as Executor of Estate of William Ben Spann, Sr. (Seal)

(Seal)

Carolyn Ann Cook Goodwin (Seal)

William Ben Spann Jr. (Seal)

Virginia Spann (Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carolyn Ann Cook Goodwin, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of August, A. D., 1976

Linda N. Hallen
Notary Public.

RETURN TO SAVINGS AND LOAN ASSN.
GUARANTY SAVINGS AND LOAN ASSN.
201
DECATUR, GA.

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

19760823000080490 2/2 \$.00
Shelby Cnty Judge of Probate, AL
08/23/1976 12:00:00AM FILED/CERT

9.00
4.00
1.00
14.00

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

STATE OF OHIO)
COUNTY OF Summit)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William Ben Spann, Jr. and wife, Virginia Spann, 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 17 day of August, 1976.

John E. Wiedey
Notary Public
JOHN E. WIEDEY
Notary Public, Summit County, Ohio
My Commission Expires Dec. 2, 1980

STATE OF OHIO)
COUNTY OF Summit)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William Ben Spann, Jr., whose name as Executor of the Estate of William Ben Spann, Sr., is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, in his capacity as such Executor, executed the same voluntarily for and on behalf of said Estate.

Given under my hand and official seal this the 17 day of August, 1976.

John E. Wiedey
Notary Public
JOHN E. WIEDEY
Notary Public, Summit County, Ohio
My Commission Expires Dec. 2, 1980

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GUARANTY SAVINGS AND LOAN ASSN.
1976 AUG 23 AM 8:26
Deed. Vol 900
Comm. Exp. 3/2/80
JUDGE OF PROBATE