

This instrument was prepared by

(Name) W. W. Conwell

8217

(Address) 1100 First Nat.-Sou.Nat.Bldg., Bham, Al. 35203

Form 1-1-5 Rev. 1-56

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,

See Mtg 357-539

That in consideration of Twenty-one Thousand and no/100 (\$21,000.00) DOLLARS

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

F. A. Mims and wife, Irene Mims,

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

Joseph E. Dwyer and wife, Margaret H. Dwyer,

(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 1, in Shelby Shores, First Addition, according to Map of said Shelby Shores, First Addition, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, Page 29;

Subject to:

1. Taxes for 1976 and subsequent years.
2. Restrictive covenants and conditions filed for record in Deed Book 264, Page 824.
3. Transmission line permit to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in the Probate Office in Deed Book 225, Page 453, and in Deed Book 260, Page 703.
4. Rights acquired by Alabama Power Company by deeds recorded in Probate Office in Deed Book 253, Page 120, and in Deed Book 253, Page 116.
5. Permit to Alabama Power Company recorded in Probate Office in Deed Book 225, Page 918.



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Shelby Cnty Judge of Probate, AL
09/01/1976 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 30th

day of August, 1976

BOOK 300 PAGE 665
STATE OF ALABAMA
SHELBY COUNTY
JULY 1976
INSTRUMENT WAS FILED
1976 SEP - 1 AM 9:43
Deed Book 100
Camey H. Butler
JUDGE OF PROBATE

(Seal)

F. A. Mims
F. A. Mims

(Seal)

(Seal)

Irene Mims
Irene Mims

(Seal)

(Seal)

STATE OF ALABAMA
Shelby

COUNTY

General Acknowledgment

I, W. W. Conwell, a Notary Public in and for said County, in said State, hereby certify that F. A. Mims and wife, Irene Mims 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 30th day of August, A. D., 1976.

W. W. Conwell

Notary Public