

Dale Corley

2117 Magnolia Avenue

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

State of Alabama

Jefferson COUNTY

8235
Know All Men By These Presents,

That in consideration of Fourteen Thousand Five Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,
J. Michael McRee and wife, Patricia G. McRee

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

Sidney Tortorice and wife, Mary Tortorice

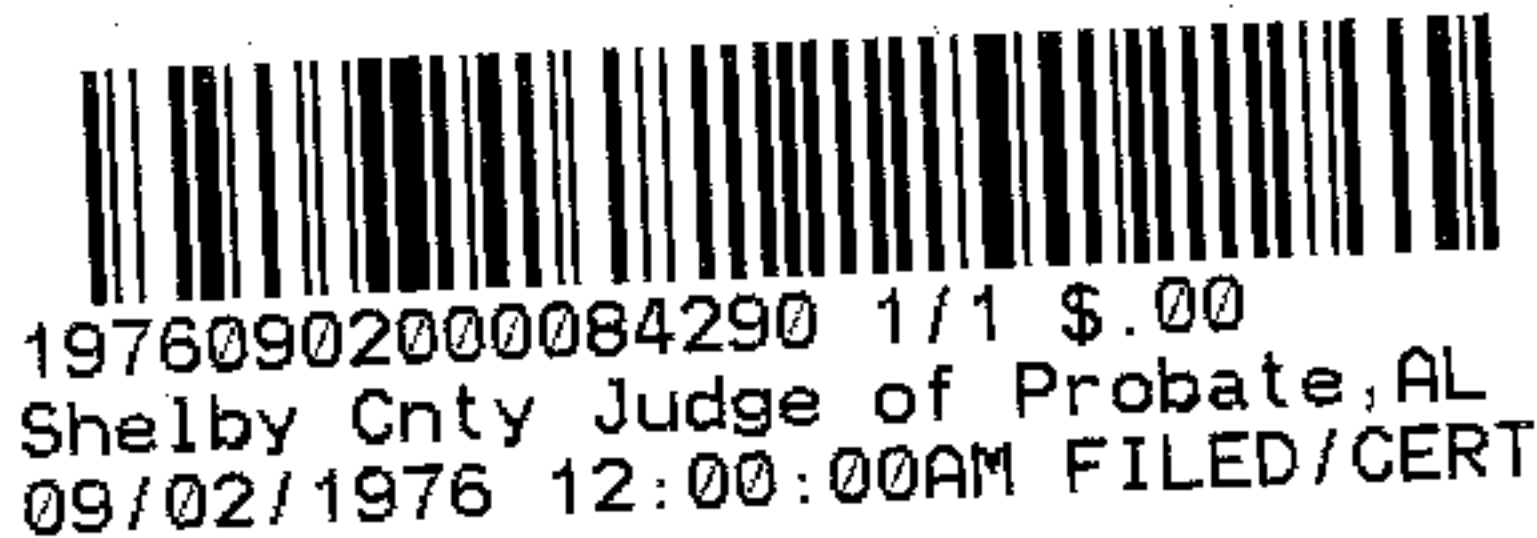
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 4, Block 2, according to Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, Page 107, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. Easement and building line as shown by recorded map.
3. Restrictions contained in Misc. Volume 1, Page 176, in the Probate Office of Shelby County, Alabama.
4. Easement to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 274, Page 316, in said Probate Office.
5. Easement to Alabama Power Company recorded in Volume 277, Page 640 in said Probate Office.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Home Federal Savings & Loan Association, recorded in Volume 329, Page 609, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.



STAFF OF ALA. SHELBY CO.
IDENTIFY THIS
INSTRUMENT WAS FILED
1976-2 AM 10:10
Book 1450
J. Michael McRee

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 ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (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 ~~X~~ (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 hands and seal S, this 31st day of August, 19 76

WITNESS:

J. Michael McRee

Patricia G. McRee

State of Alabama

Jefferson COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Michael McRee and wife, Patricia G. McRee 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 31st day of August, A. D., 19 76

William H. Halbrook
Notary Public