

5481

(Name) Thomas L. Foster

(Address) 2010 City Federal Bldg., Birmingham, Alabama

Form 1-1-5 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 --Thirty-six Thousand Five Hundred and no/100(\$36,500.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
See Mtg 357-763

Stephen G. Byrd and wife, Cathey Byrd

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

Alan Lane Staggs and wife, Reba Ann Staggs

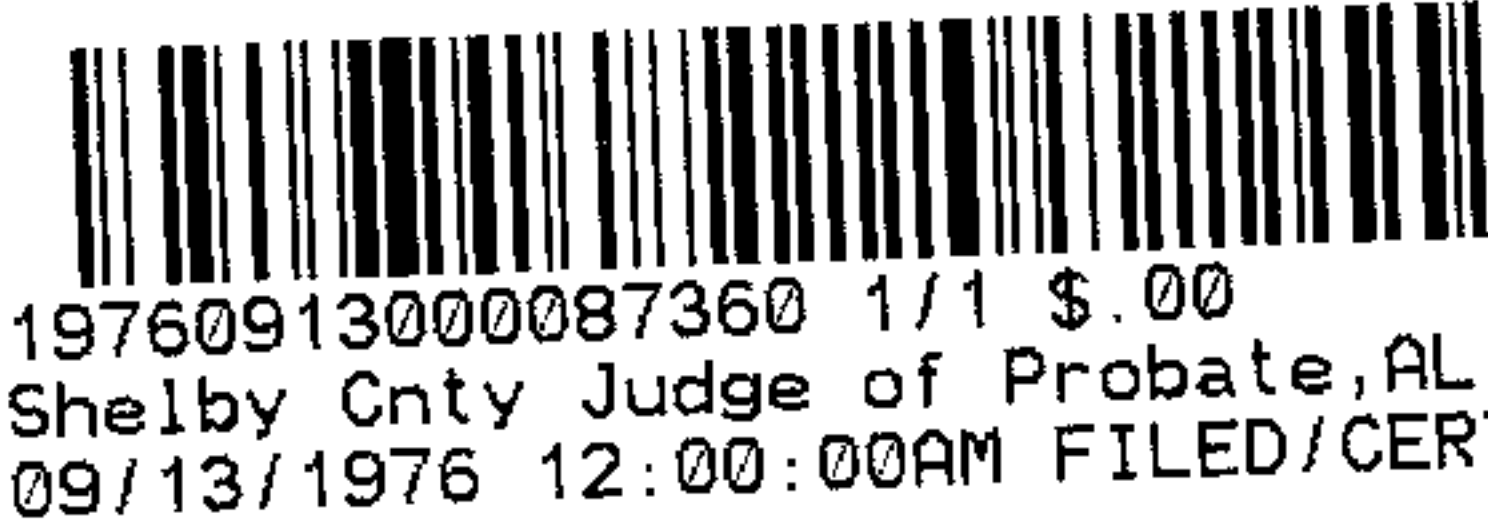
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 10, according to the map and survey of Kenton Brant Nickerson Subdivision, as recorded in Map Book 5, page 53 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year, 1976.
2. Right of way to Ala. Power Co. and Southern Bell Tele. & Tele. Co. as recorded in Vol. 267, page 397 in the Probate Office of Shelby County, Alabama.
3. 35 foot building line as shown by recorded plat.
4. Easement to Plantation Pipeline Company, as recorded in Deed Book 112, page 331, in said Probate Office.
5. Restrictions as shown by Map Book 5, page 53 in said Probate Office.

\$36,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1976 SEP 13 AM 10:33
See Mtg 357-763
Candice Johnson
JUDGE OF PROBATE

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 8th day of September, 1976.

WITNESS:

(Seal)

(Seal)

(Seal)

Stephen G. Byrd
Stephen G. Byrd (Seal)

(Seal)

Cathey L. Byrd
Cathey Byrd (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County with said State, hereby certify that Stephen G. Byrd and wife, Cathey Byrd whose name s 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 8th day of September

Thomas L. Foster

Notary Public