

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, Columbiana, Alabama

(Address)

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
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand Five Hundred and No/100 (\$3,500.00)---DOLLARS

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

W. C. Billingsley and wife, Ethel Billingsley

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

Joseph T. Bates and wife, Faye Bates

(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 No. 7, First Addition to Triple Springs, First Sector, as shown by map recorded in the Probate Office of Shelby County, Alabama, in Map Book 6, page 51.

Subject to restrictive covenants and conditions filed for record on August 12, 1975, in Miscellaneous Book 12, page 309, in the Probate Records of Shelby County, Alabama.

Subject to transmission line permits to Alabama Power Company.

Subject to 40 foot set back line from Deborah Drive.

Subject to 7.5 utility easement on East side.

Subject to permit to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in Deed Book 295 at page 662, Office of Judge of Probate of Shelby County, Alabama.



19761005000094850 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/05/1976 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 5th day of October, 1976

BOOK 301 PAGE 302

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

1976 OCT -5 AM 11:01

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Conrad M. 3. 82

JUDGE OF PROBATE

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STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. C. Billingsley and wife, Ethel Billingsley 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 5th day of October A. D., 1976

Mary D. Thompson
Notary Public.