

Corley & Halbrooks

2117 Magnolia Avenue

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

State of Alabama

Jefferson

COUNTY

Know All Men By These Presents,

That in consideration of Forty-Eight Thousand Five Hundred and no/100 DOLLARS

See Map 359-491

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,
Eugene C. Cagle, Jr. and wife, Patricia D. Cagle

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

William H. Castle and wife, Vera L. Castle

(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, Block 3, according to First Addition to Indian Hills,
Second Sector, as recorded in Map Book 5, Page 7, in the
Probate Office of Shelby County, Alabama.19761106000107860 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/06/1976 12:00:00AM FILED/CERT

Subject to:

1. Current taxes.
2. 40 foot building line from Indian Hill Road; 20 foot easement along the rear; 10 foot easement on the South; 50 foot easement across the Southeast corner, as shown on recorded map; said building line has not been violated and a future violation will not cause a forfeiture or reversion of title.
3. Encroachment of fence onto adjoining property on the East side, shown on survey by Lawrence D. Weygand, dated October 27, 1976.
4. Restrictions contained in Volume 247, Page 323, in the Probate Office of Shelby County, Alabama-
5. Agreement relating to water systems as recorded in Volume 229, Page 112 and Volume 229, Page 109, in said Probate Office.
6. Easement to Alabama Power Company recorded in Volume 234, Page 657 and Volume 179, Page 380, in said Probate Office.
7. Easement to Alabama Power Company and Southern Bell Telephone & Telegraph Company, recorded in Volume 238, Page 385 and Volume 239, Page 536 in said Probate Office.

\$40,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 ~~we~~ (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 and seal S, this 3rd day of November, 1976.

WITNESS:

STATE OF ALABAMA

COUNTY

JUDGE OF PROBATE

Eugene C. Cagle, Jr.

Patricia D. Cagle

General Acknowledgement

I, the undersigned

hereby certify that

whose name s are

me on this day, that, being informed of the contents of the conveyance

on the day the same bears date.

Eugene C. Cagle, Jr. and wife, Patricia D. Cagle

are known to me, acknowledged before

they executed the same voluntarily

Given under my hand and official seal this 3rd day of November

A. D., 1976

Notary Public

FORM SATC-3