

Corley & Halbrooks

2117 Magnolia Avenue

2031

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 Twenty Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, John Roger Collier and wife, Susan H. Collier

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

Thomas S. Nowak and wife, Pauline T. Nowak

(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 2, Block 4, according to the survey of Wooddale, as recorded in Map Book 5, Page 86, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Current taxes.
2. 35 foot building line; 10 foot easement on rear as shown by recorded map.
3. Restrictions recorded in Volume 272, Page 85 and Misc. Volume 2, Page 390, in the Probate Office of Shelby County, Alabama.
4. Right of way to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in Volume 273, Page 63 in the Probate Office of Shelby County, Alabama.
5. Oil, gas, petroleum and sulphur recorded in Volume 127, Page 140, in said Probate Office.
6. Right of way to Alabama Power Company recorded in Volume 101, Page 500 and Volume 101, Page 569, in said Probate Office.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Birmingham Federal Savings & Loan Association, recorded in Volume 325, Page 108, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.



19761213000119990 1/1 \$ .00
Shelby Cnty Judge of Probate, AL
12/13/1976 12:00:00 AM 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 X (we) do, for X (ourselves) and for X (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that X (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 X (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 seals, this 9th day of December, 1976

WITNESS:
STATE OF ALABAMA
COUNTY OF JEFFERSON
1976 DEC 13 AM 7:25
Died Jap 1992
James M. Nowak
JUDGE OF PROBATE

John Roger Collier
Susan H. Collier

State of Alabama
Jefferson COUNTY

General Acknowledgement

I, the undersigned, hereby certify that John Roger Collier and wife, Susan H. Collier, a Notary Public in and for said County, in said State, 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 9th day of December, A. D., 1976.

Handwritten signature of notary public

BOOK 302 PAGE 555