

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 Fifty-Seven Thousand Nine Hundred and no/100 DOLLARS

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

Roy E. Corbin and wife, Lorine Corbin

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

Bruce L. Newland and wife, Donna Newland

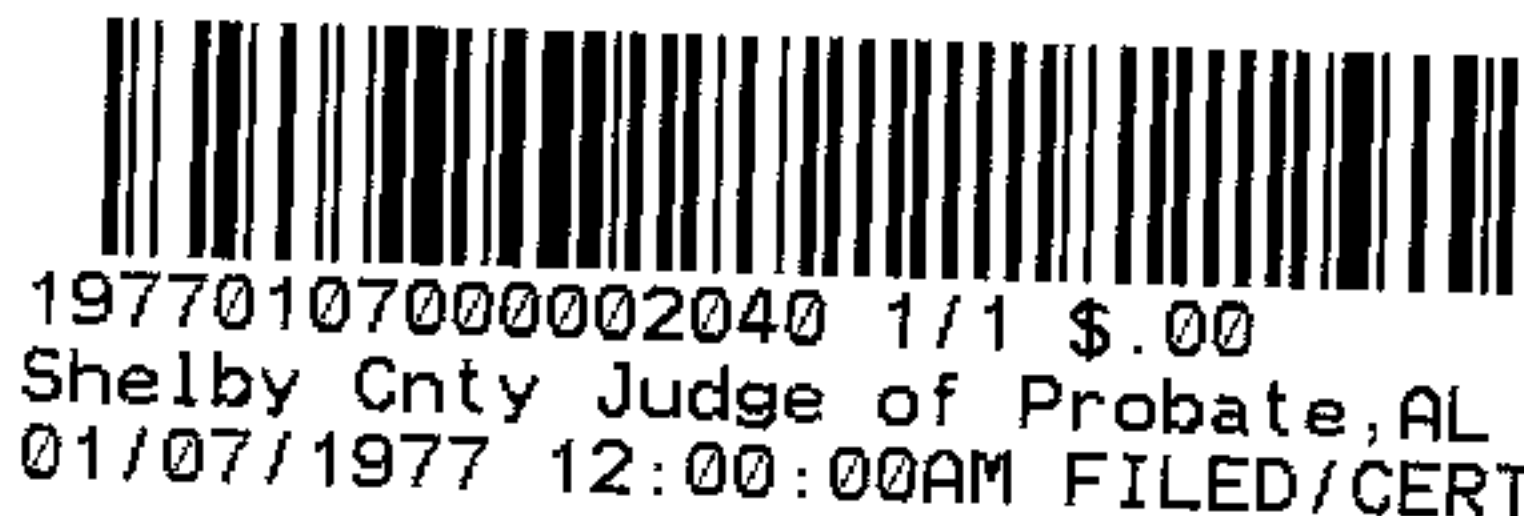
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 23, Block 1, according to Awtrey & Scott Addition to Altadena South as recorded in Map Book 5, Page 121, in the Probate Office of Shelby County, Alabama, amended by Map Book 5, Page 123, in said Probate Office.

Subject to:

1. Current taxes.
2. 25 foot building line on south and east, 7.5 foot easement on west and 15 foot easement west of 7.5 foot easement as shown by recorded map.
3. Mineral and mining rights and rights incident thereto recorded in Volume 4, Page 466 and Volume 5, Page 356, in the Probate Office of Shelby County, Alabama.
5. Right of way to Alabama Power Company recorded in Volume 102, Page 52, and Volume 187, Page 377, in said Probate Office.
6. Restrictions contained in Misc. Volume 3, Page 468 and Misc. Volume 3, Page 873, in said Probate Office.
7. Right of way to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in Volume 279, Page 57, in said Probate Office.

\$52,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1977 JAN -7 AM 8:31
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 ~~X~~(we) do, for ~~ourselves~~ (ourselves) and for ~~our~~ (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 ~~our~~ (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, this 30th day of December, 1976.

WITNESS:

Roy E. Corbin
Roy E. Corbin

Lorine Corbin
Lorine Corbin

State of Alabama

Jefferson COUNTY

General Acknowledgement

I, the undersigned hereby certify that Roy E. Corbin and wife, Lorine Corbin 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December, A. D. 1976.

William A. Halbrooks
Notary Public