

This instrument was prepared by

(Name) Robert O. Driggers, Attorney 5802

(Address) 2824 Linden Avenue, Homewood, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eight Thousand Two Hundred and No/100----- DOLLARS
and the assumption of the hereinafter described mortgage

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

WALTER R. BENTLEY and wife, DIXIE C. BENTLEY


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

ISAAC J. METZLER, II and MARY ANN METZLER

(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 14, according to the map and survey of Monte Bello, as recorded in Map Book 6, Page 23, in the Probate Office of Shelby County, Alabama.


19770222000016500 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/22/1977 12:00:00AM FILED/CERT

This conveyance is subject to the following:

1. Taxes for the year 1977 and thereafter.
2. Restrictions as recorded in Mis. Record 8, Page 415, in the Probate Office of Shelby County, Alabama.
3. Right of Way to Alabama Power Company and Southern Bell Telephone & Telegraph Company, as recorded in Volume 289, Page 422, in the said Probate Office.
4. Easement and building line as shown by recorded plat.

As part of the purchase price and consideration for this deed the Grantees herein assume and agree to pay the indebtedness evidenced by that certain mortgage in favor of Mortgage Corporation of the South, as recorded in Volume 348, Page 311; and transferred to First Federal Savings & Loan Association of Huntsville, as recorded in Misc. Record 15, Page 342, in the said Probate Office.

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 11th day of February, 1977

WITNESS:

STATE OF ALABAMA
JEFFERSON COUNTY (Seal)

1977 FEB 22 AM 3:27 (Seal)

Judge of Probate (Seal)

Walter R. Bentley (Seal)
WALTER R. BENTLEY

Dixie C. Bentley (Seal)
DIXIE C. BENTLEY

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

the undersigned,

Rec 1 30
fee 1 10
Sub H 00
6 50
General Acknowledgment

I, Walter R. Bentley and wife, Dixie C. Bentley a Notary Public in and for said County, in said State, hereby certify that Walter R. Bentley and wife, Dixie C. Bentley 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 11th day of February, A. D., 1977

Robert O. Driggers
Notary Public.

My Commission Expires May 8, 1978

BOOK 303 PAGE 886