

This instrument was prepared by

(Name) W. A. Jenkins, Jr., Attorney

(Address) 300 Frank Nelson Bldg., Brimingham, Ala.

6040

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-two Thousand Eight Hundred Fifty 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,

Ralph H. Bock and wife, Carla Bock

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

James H. Futrell and wife, Patricia A. Futrell

(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 4, Block 4, according to the survey of Indian Valley, First Sector, as recorded in Map Book 5, Page 43 in the Probate Office of Shelby County, Alabama

This conveyance is subject to the following:

1. Taxes for the year 1977
2. Easement and building line as shown by recorded map
3. Restrictions contained in Vol. 258, Page 257 in the Probate Office of Shelby Co., Ala.
4. Easement to Ala. Power Co. recorded in Vol. 102, Page 55; Vol. 111, Page 266; Vol. 119, Page 297; Vol. 129, Page 565 and Vol. 102, Page 53 in said Probate Office
5. Easement to Ala. Power Co. by TCI Railroad Co. dated Nov. 27, 1936
6. Mineral and mining rights and rights incident thereto recorded in Vol. 181, Page 385 in said Probate Office
7. Easement to Ala. Power Co. and Southern Bell. Tel. & Tel. Co. recorded in Vol. 265, Page 458 in said Probate Office

The herein named Grantees assume and agree to pay the unpaid balance of that certain mortgage to Home Federal Savings and Loan Association recorded in Volume 325, Page 65 in the Probate Office of Shelby Co., Al.

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 day of 7.7, 1977.

WITNESS:

De J. 2300 (Seal)
Rec. 150 (Seal)
Ind. 14 1977 MAR 2 AM 8:34 (Seal)
F25.50 (Seal)

Ralph H. Bock (Seal)
(Ralph H. Bock)
Carla Bock (Seal)
(Carla Bock)
(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

19770302000019140 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/02/1977 12:00:00AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ralph H. Bock and wife, Carla Bock

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 28 day of FEB, A. D., 19 77

William Riley Miller
Notary Public.