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Shelby Cnty Judge of Probate, AL
03/04/1977 12:00:00AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Corley & Halbrooks

2117 Magnolia Avenue

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

State of Alabama

Jefferson

COUNTY

6109
Know All Men By These Presents,

That in consideration of Nine Thousand Seven Hundred Sixty-Two and no/100 ----- DOLLARS

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

William Irwin King, Jr. and wife, Jo R. King

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

Joseph M. Brown, Jr. and wife, Elizabeth R. Brown

(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 Jefferson County, Alabama to-wit:

Lot 18 Block 41 according to Crestline's Holiday Gardens, Sixth Sector as recorded in Map Book 49, Page 58, in the Probate Office of Jefferson County, Alabama.

Subject to:

1. Current taxes.
2. 35 foot building line and 7.5 foot easement on rear and northeast as shown by recorded map.
3. Easement to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in Real 814, Page 679, in the Probate Office of Jefferson County, Alabama.
4. Restrictions contained in Real 1016, Page 279, in said Probate Office.
5. Mineral and mining rights and rights incident thereto recorded in Volume 904, Page 305, in said Probate Office.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Real Estate Financing, Inc., recorded in Real 1246, Page 851, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

THIS INSTRUMENT WAS FILED

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Thomas A. Snowden, Jr.
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 K(we) do, for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~K(we)~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that K(we) have a good right to sell and convey the same as aforesaid; that X (we) will and ~~we~~ (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 23rd day of February, 1977.

WITNESS:

William Irwin King, Jr.
Jo R. King

State of Alabama

Jefferson

COUNTY

General Acknowledgement

I, the undersigned, hereby certify that William Irwin King, Jr. and wife, Jo R. King 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 23rd day of February

A. D. 1977

William H. Halbrooks
Notary Public