PAGE CAS

7251

2117 Magnolia Avenue

William H. Halbrooks

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

State of Alabama

Know All Men By These Presents,

SHELBY

COUNTY

Twenty Five Thousand Three Hundred And No/100

DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we. Philip M. Chesney and wife, Tommye M. Chesney

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

Bruce J. Yergler and wife, Arlene J. Yergler

(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 County, Alabama to-wit: Shelby m

> Lot 3, according to Indian Valley, Second Sector as recorded in Map Book 5, Page 75, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

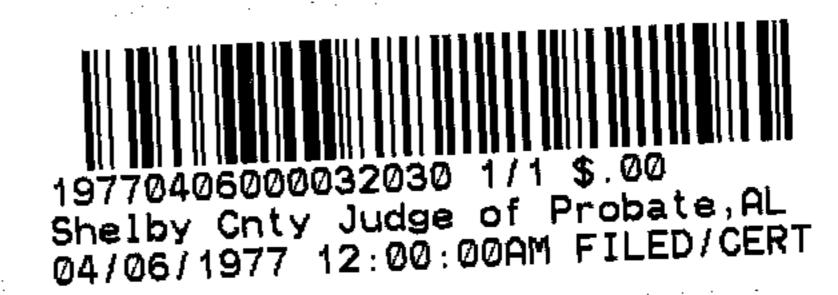
Advalorem taxes for the current year.

Easement and building line as shown by recorded map.

3. Restrictions recorded in Volume 268, page 189, in the Probate Office of Shelby County, Alabama.

4. Right of way to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 270, Page 22, 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 Real Volume 323, Page 806, in said Probate Office, according to the terms and conditions of said Office, according to the terms and conditions of said mortgage and the indebtedness hereby secured.



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 [wefate \lawfill yseized in fee simple of said premises; that they are free from all encumbrances:

I CERTIFY THIS 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. our this hand and seal S April day of JUDGE OF PROBATE WITNESS:

State of ALABAMA

Tommye M./ Chesney General Acknowledgement

**JEFFERSON** 

COUNTY )

a Notary Public in and for said County, in said State, the undersigned Philip M. Chesney and wife, Tommye M. Chesney hereby certify that known to me, acknowledged before are signed to the foregoing conveyance, and who are whose name S executed the same voluntarily me on this day, that, being informed of the contents of the conveyance they on the day the same bears date.

day of

Given under my hand and official seal this

April

Notary Public

FORM SATC-