

William H. Halbrooks

2117 Magnolia Avenue

7251

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

State of Alabama

Know All Men By These Presents,

SHELBY

COUNTY

That in consideration of 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 in Shelby County, Alabama to-wit:

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:

1. Advalorem taxes for the current year.
2. 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.

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Shelby Cnty Judge of Probate, AL
04/06/1977 12:00:00AM FILED/CERT

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) fully seized 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.

IN WITNESS WHEREOF we have hereunto set our hand and seal S, this 1 day of April 1977

WITNESS:

JUDGE OF PROBATE

Philip M. Chesney

Tommye M. Chesney

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Philip M. Chesney and wife, Tommye M. Chesney, 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 1 day of April

A. D., 1977.

William H. Halbrooks
Notary Public