

This instrument prepared by

(Name) Richard W. Bell, Bell & Johnson, Attorneys at Law

(Address) P. O. Box 427, Pelham, Alabama 35124

7597

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

See Mtg # 364-193

That in consideration of Thirty nine thousand and nine hundred and no/100 (\$39,900.00)-----DOLLARS

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

David W. Campbell and wife, Joyce H. Campbell

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

Thurman G. Knight and wife, Elizabeth K. Knight

(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 17, Block 3, Sector 3, according to Resurvey of George's Subdivision of Keystone, as recorded in Probate Office of Shelby County, Alabama, in Map Book 4, Page 33.

Minerals and mining rights excepted.

Situated in the Town of Alabaster, Shelby County, Alabama.

SUBJECT TO:

1. Taxes for 1977 and subsequent years.
2. Rights acquired by Shelby County, if any, through that certain right of way deed recorded in Deed Book 230, Page 220, in Probate Office.
3. Rights, if any, acquired by Alabaster, Water and Gas Board by virtue of condemnation final order recorded in Probate Min. Bk. 32, Pages 655 and 669.
4. Transmission line permit to Alabama Power Company dated April 16, 1937, and recorded in Deed Book 103, Page 55, in Probate Office.
5. Title to minerals underlying caption lands with mining rights and privileges belonging thereto.
6. 10-foot utility easement as shown on recorded map of said subdivision along Easterly line of said lot.

19770418000035290 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/18/1977 12:00:00AM FILED/CERT

7. Restrictive covenants and conditions filed for record in Deed Book 198, Page 450, (See reverse)

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 X (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that X (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 15th day of April, 1977.

WITNESS:

(Seal)

(Seal)

(Seal)

David W. Campbell (Seal)
DAVID W. CAMPBELL

Joyce H. Campbell (Seal)
JOYCE H. CAMPBELL

General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David W. Campbell and wife, Joyce H. Campbell, 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 each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of April, A. D., 1977.

Notary Public.

8. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
9. No liability is assumed for possible unfilled mechanics' and materialmen's liens

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

Ad. Pay \$32.50
'77 APR 18 AM 10:40

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Fee 3.00

Int. 1.00

\$36.50



19770418000035290 2/2 \$.00
Shelby Cnty Judge of Probate, AL
04/18/1977 12:00:00AM FILED/CERT

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CO.
TITLE Insurance
BIRMINGHAM, ALA.

Bill + Johnson