

William H. Halbrooks

2117 Magnolia Avenue

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

State of Alabama

Jefferson

COUNTY

Know All Men By These Presents,

That in consideration of Twelve Thousand One Hundred and no/100 DOLLARS

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

William Lane Strong and wife, Paula S. Strong

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

Bobby R. Clemmons and wife, Sophia G. Clemmons

(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 8, in Block 1, Cahaba Valley Estates, Second Sector, according to Map as recorded in Map Book 5, Page 93, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. Restrictions appearing of record in Misc. Volume 1, Page 176.
3. Right of Way in favor of Alabama Power Company and Southern Bell Telephone and Telegraph Company by instrument(s) recorded in Shelby Deed Volume 274, Page 316.
4. 30 foot building set back line from Frontier Drive and 20 foot easement along southeasterly lot line as shown on recorded map.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to City Federal Savings & Loan Association, recorded in Mortgage Volume 363, Page 667, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.



19770711000070110 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/11/1977 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 ~~myself~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

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 7th day of July, 19 77

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT

William Lane Strong

Paula S. Strong

State of Alabama

Jefferson

COUNTY

General Acknowledgement

JUDGE OF PROBATE

I, the undersigned, hereby certify that William Lane Strong and wife, Paula S. Strong, whose name S 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 7th day of July

A. D., 19 77