

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
07/11/1977 12:00:00AM FILED/CERT

(Name) Helen G. Sanders

10771

(Address) Route 1 Box 479, Helena, Alabama 35080

Form 1-1-5 Rev. 1-56

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,

That in consideration of THIRTY FIVE THOUSAND AND NO/100 DOLLARS

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

DEWEY C. DUNCAN and wife, MARTHA G. DUNCAN

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

C. E. CASHION and wife, CAROLYN A. CASHION

(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 6, Indian Crest Estates, as shown on Map Recorded in Map Book 5, Page 40, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to: Right-of-way to Alabama Power Company dated October 3, 1963, recorded in Deed Book 228, Page 794; dated December 29, 1966, recorded in Deed Book 247, Page 874, all in the Probate Office of Shelby County, Alabama. Right-of-way to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Deed Book 256, Page 650; recorded in Deed Book 259, Page 162, all in the Probate Office of Shelby County, Alabama. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as shown in Deed Book 42, Page 246, in said Probate Office.

Subject to restrictions for Indian Crest Estates as recorded in Deed Book 256, Page 143, dated December 27, Page 1968, in said Probate Office. Subject to 100' foot building setback line on Indian Crest Drive and 50' building setback line on Old Post Road as shown on recorded map in Map Book 5, Page 40, in said Probate Office. Subject to 10' utility easement as shown on recorded map, in said Probate Office.

BOOK 306 PAGE 547

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) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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(s) and seal(s), this 7th day of July, 1977.

WITNESS: STATE OF ALA. SHELBY CO. JUDGE OF PROBATE (Seal) \$35.00 \$37.50

Dewey C. Duncan (Seal) Martha G. Duncan (Seal)

STATE OF ALABAMA SHELBY COUNTY

General Acknowledgment

I, Emmett Cloud, Undersigned, a Notary Public in and for said County, in said State, hereby certify that Dewey C. Duncan and wife, Martha G. Duncan 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 7th day of July, A. D., 1977.

EMMETT CLOUD REALTY COMPANY

Emmett W. Cloud Notary Public

ROUTE 1, BOX 479 ALABAMA 35080