

This instrument prepared by

(Name) JACK E. HELD, SIROTE, PERMUTT, FRIEND, FRIEDMAN, HELD & APOLINSKY, P.A., ATTORNEYS

(Address) 2222 Arlington Avenue, South, Birmingham, Alabama 35205

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

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That in consideration of Sixty four thousand and no/100 -----Dollars

to the undersigned grantor, Manufacturers Hanover Trust Company a corporation.
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

J. Kenneth Arden and Mable C. Arden

(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, Block 5, INDIAN VALLEY, Sixth Sector, according to the plat thereof recorded in Map Book 5, page 118, of the records in the Office of the Judge of Probate of Shelby County, Alabama.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. Ad valorem taxes due Oct. 1, 1977, which Grantees herein assume and agree to pay.
2. Restrictions appearing of record in Volume 9, page 143, in said Probate Office.
3. Easement as shown on recorded plat.
4. Right of Way granted to Alabama Power Company by instrument recorded in Volume 107, page 121, Volume 161, page 493, Volume 102, page 53 and in Volume 104, page 213, all in the Probate Office of Shelby County, Alabama.
5. Subject to any Right of Redemption outstanding under that certain Foreclosure Deed dated April 10, 1977, and recorded in the Probate Office of Shelby County, Alabama, in Deed Volume 305, page 162.

STATE OF ALA. SHELBY CO.

Ad. Jay \$64.00
1977 AUG -4 AM 9:19 Rec. 150
Jns 150
JUDGE OF PROBATE \$66.50

19770804000080620 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/04/1977 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, Gilbert D. Lawrence who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of July 19 77

ATTEST:

MANUFACTURERS HANOVER TRUST COMPANY

Robert J. Rothschild, Assistant Secretary

By Gilbert D. Lawrence, Vice President

STATE OF NEW YORK
COUNTY OF NEW YORK

I, Robert H. Hagel a Notary Public in and for said County in said State, hereby certify that Gilbert D. Lawrence whose name as Vice President of Manufacturers Hanover Trust Company a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 21st day of July 19 77.

ROBERT H. HAGEL
Notary Public, State of New York
No. 24-01HA4525664
Qualified in Kings County
Commission Expires March 20, 1978

Robert H. Hagel
Notary Public