

This instrument prepared by

(Name) Dale Corley

(Address) 2117 Magnolia Avenue

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO, SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

1196

That in consideration of Twenty-Three Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Raymond O. Westbrook and wife, Teresa Marie Westbrook

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

John Allen Montgomery and wife, Jacqueline J. Montgomery

(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:



19770901000091420 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
09/01/1977 12:00:00AM FILED/CERT

Lot 18, Block 1, according to the survey of Kerry Downs, as recorded in Map Book 5, Pages 135 and 136, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. Restrictions contained in Misc. Volume 5, Page 86 and adoption of its covenants recorded in Misc. Volume 5, Page 625, in the Probate Office of Shelby County, Alabama.
3. Easement to Alabama Power Company recorded in Volume 109, Page 293; Volume 126, Page 343; Volume 146, Page 381; Volume 176, Page 68; Volume 184, Page 166; Volume 141, Page 298 and Volume 145, Page 387, in said Probate Office.
4. Easement to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in Volume 281, Page 497, in said Probate Office.
5. Agreement with Alabama Power Company and Kerry Downs recorded in Misc. Volume 5, Page 626, in said Probate Office.
6. Easement as shown by recorded map.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Jefferson Federal Savings and Loan Association, recorded in Volume 354, Page 811, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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 ~~XXXX~~ (ourselves) and for ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXX~~ (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 ~~X~~ (we) will and ~~XX~~ (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 31st day of August, 1977.

WITNESS:

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

1977 SEP -1 PM 1:18 (Seal)

Thomas A. Snowdon, Jr. (Seal)  
JUDGE OF PROBATE

Raymond O. Westbrook (Seal)

(Seal)

Teresa Marie Westbrook (Seal)

STATE OF ALABAMA }  
Jefferson COUNTY }

Deed 23-00  
Rec. 1.50  
Index 1.00  
25.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Raymond O. Westbrook and wife, Teresa Marie Westbrook 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 31st day of August, A. D., 1977.

Notary Public.

Corley, Hallbrook  
2117 Magnolia Ave.  
Suite 103  
B'ham, Ala - 35205