

This instrument was prepared by

(Name) Michael A. Newsom, Attorney at Law

(Address) 2010 City Federal Building, Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Three Thousand, Five Hundred and no/100 (\$63,500.00) DOLLARS

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

Dale E. Bryan and Lynn J. Bryan

(herein referred to as grantors) do grant, bargain, sell and convey unto
Thane S. Petrie and wife, Carlotta D. Petrie
✓ 60

(herein referred to as GRANTEEES) 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 9, Block 2, according to the map and survey of First Addition to Indian Hills, Second Sector, as recorded in Map Book 5, Page 7, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama

Subject to: The lien of all taxes for the year 1977, and thereafter.

Subject to: Easement and building line as shown by recorded plat.

Subject to: Restrictive covenants, as recorded in Volume 247, Page 323, in the Probate Office of Shelby County, Alabama.

Subject to: Agreements relating to water systems as shown by instrument recorded in Volume 229, Page 112, and Volume 229, Page 109, in the said Probate Office.

Subject to: Right of way to Alabama Power Company and Southern Bell Telephone & Telegraph Company as recorded in Volume 238, Page 385, and Volume 239, Page 536, in the said Probate Office.

Subject to: Right of way to Alabama Power Company, as recorded in Volume 179, Page 380, and in Volume 234, Page 657, in the said Probate Office.

BOOK 307 PAGE 757

\$50,000 of the purchase price recited hereinabove was paid from the proceeds of a certain mortgage loan closed simultaneously with the delivery of the within deed.



19770913000096150 1/1 \$00
Shelby Cnty Judge of Probate, AL
09/13/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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

day of September 19 77

WITNESS:

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
STATEMENT WAS (Seal)

Dale E. Bryan (Seal)

1977 SEP 13 AM 10:26 (Seal)

Lynn J. Bryan (Seal)

Thomas S. Petrie (Seal)

JUDGE OF PROBATE (Seal)

see my file 369-337

Dale E. Bryan (Seal)

1977 SEP 13 AM 10:26 (Seal)

Lynn J. Bryan (Seal)

THOMAS S. PETRIE (Seal)

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