

William H. Halbrooks

2117 Magnolia Avenue, Birmingham, Alabama

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

State of Alabama

JEFFERSON

COUNTY

2448  
Know All Men By These Presents,

That in consideration of Fifty Five Thousand Five Hundred and No/100-----DOLLARS

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

Paul D. May and wife, Susan G. May

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

James J. Askin and wife, Susan L. Colley Askin


(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 38, according to the survey of Kingwood, as recorded in Map Book 6, page 40, in the Probate Office of Shelby County, Alabama.

## SUBJECT TO:

1. Current taxes.
2. 40 foot building line and 7.5 foot easement on rear as shown by recorded map. Said easement for public utilities, sanitary & storm sewers and storm ditches.
3. Easement to Alabama Power Company recorded in Volume 55, page 454; Volume 225, page 224 and Misc. Volume 10, page 782, in the Probate Office of Shelby County, Alabama.
4. Restrictions contained in Misc. Volume 10, page 635 and Misc. Volume 10, page 848, in said Probate Office.

\$49,950.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



19771005000106020 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
10/05/1977 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 I am (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, this 3<sup>rd</sup> day of October, 1977.

WITNESS:

I CERTIFY THIS INSTRUMENT WAS FILED

Deed 6.00  
Rec. 1.50  
Index 1.00  
8.50

Paul D. May

Susan G. May

State of

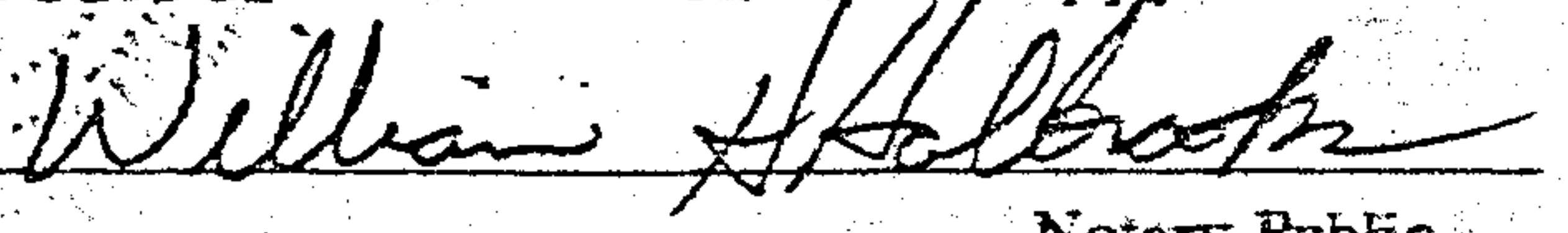
ALABAMA

JUDGE OF PROBATE  
COUNTY

General Acknowledgement

JEFFERSON

I, the undersigned, hereby certify that Paul D. May and wife, Susan G. May, 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 3<sup>rd</sup> day of October, A. D. 1977.


Notary Public