

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
11/28/1977 12:00:00AM FILED/CERT

(Name) William E. Fountain

(Address) P. O. Box 1607, Lake City, Florida 32055

Form 1-15 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 NINE THOUSAND NINE HUNDRED AND NO/100 (\$39,900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
William E. Fountain and Kathleen E. Fountain

(herein referred to as grantors) do grant, bargain, sell and convey unto
Robert Darrel Coffman and Constance L. Coffman

(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 21, in Block 3, according to the Survey of Meadowgreen, as recorded in Map Book 6, Page 59, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

- 1) Taxes for 1978, due but not payable until 10/1/78.
- 2) 60 foot building set back line from Meadowgreen Drive.
- 3) 10 foot utility easement over North and East sides of said lot as shown on recorded map.
- 4) Transmission line permits to Alabama Power Company recorded in Deed Book 87, on Page 277, and in Deed Book 136, Page 335, in Probate Office of Shelby County, Alabama.
- 5) Restrictive covenants as to underground cables, dated Sept. 9, 1975, recorded in Misc. Book 12, Page 766, in said Probate Office.
- 6) Restrictive covenants as shon on deed recorded in Deed Book 294, Page 709, in said Probate Office.
- 7) Agreement with Alabama Power Company as to underground residential distribution as recorded in Misc. Book 13, Page 210, in said Probate Office.
- 8) Minerals and mining rights excepted in Deed Book 302, Page 72.
- 9) Permite to Alabama Power Company in Deed Book 295, Page 609, in said Probate Office.
- 10) Restrictive covenants and conditions dated April 1, 1976, recorded in Misc. Book 14, Page 819, in said Probate Office
- 11) Permit to South Central Bell Telephone Company recorded in Deed Book 298, Page 288, and in Deed Book 301, Page 435, in said Probate Office.

BOOK 309 PAGE 65

100% (\$39,900.00) of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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 21st day of November, 19 77

WITNESS:

STATE OF ALABAMA (Seal) William E. Fountain (Seal)
Kathleen E. Fountain (Seal)
 See City (Seal) Kathleen E. Fountain (Seal)
 Rec. 150
 100
 250 (Seal)

Florida
STATE OF ALABAMA
Colombia COUNTY

General Acknowledgment

I, William E. Fountain and Kathleen E. Fountain, a Notary Public in and for said County, in said State, hereby certify that William E. Fountain and wife, Kathleen E. Fountain signed to the foregoing conveyance, and who are known to me, acknowledged before me they executed the same voluntarily on this 21st day of November, 19 77

and official seal this 21st day of November, A. D., 19 77
Mary Louise Hayward
 Notary Public, State of Florida at Large
 My Commission Expires June 22, 1979
 Bonded by American Title Insurance Co.