

(Name) Phillip J. Sarris, Attorney At Law 4877

(Address) 1920 Mayfair Drive, Birmingham, AL. 35209

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

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Twelve Thousand and no/100---(\$12,000.00)-----DOLLARS and the assumption of the two (2) below mentioned mortgages

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

Manuel L. Brocato and wife, Doris S. Brocato

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

John C. Hunter and Lemoyen D. Hunter

(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 5, Block 1, according to the Survey of Indian Hills, Second Sector, as recorded in Map Book 4, Page 91 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Mortgage executed by Ray Allen and Karen K. Allen to Guaranty Savings & Loan Association recorded in Volume 321, page 805, in the Probate Office of Shelby County, Alabama, in the current principal balance that is in the approximate amount of \$28,568.99, which the grantees herein assume and agree to pay according to the terms thereof.
2. Mortgage executed by James R. Ausley and Pamela Ausley to First South Homeowners Co., Inc., recorded in Volume 343, page 145, in the Probate Office of Shelby County, Alabama, which the grantees herein assume and agree to pay according to the terms thereof and which has a current approximate balance of \$18,060.11, including principal and interest.
3. Taxes due in he year 1978 which are a lien but not due and payable until October 1st, 1978
4. Easement and building line as shown by recorded map.
5. Restrictions recorded in Volume 258, page 193, and Volume 231, page 543, in the Probate Office of Shelby County, Alabama.
6. Right of way to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in Volume 232, page 227 and Volume 232, page 264 in said Probate Office.

**FOR REMAINDER OF INFORMATION OF THIS DEED SEE REVERSE HEREOF MADE A PART HEREOF BY REFERENCE 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 29th day of November, 1977.

WITNESS:

STATE OF ALABAMA (Seal)
Shelby County (Seal)
1977 DEC -1 AM 10:35 (Seal)
JUDGE OF PROBATE (Seal)
Manuel L. Brocato (Seal)
Doris S. Brocato (Seal)
Rec. 1200
Rec. 300
1600

STATE OF ALABAMA

Jefferson COUNTY

I, Phillip J. Sarris, a Notary Public in and for said County, in said State, hereby certify that Manuel L. Brocato and wife, Doris S. Brocato whose name 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 29th day of November, 1977.

Phillip J. Sarris
Attorney at Law
1920 Mayfair Drive
Birmingham, Alabama 35209

PHILLIP J. SARRIS, Notary Public
Alabama State at Large
My Commission Expires June 17, 1980

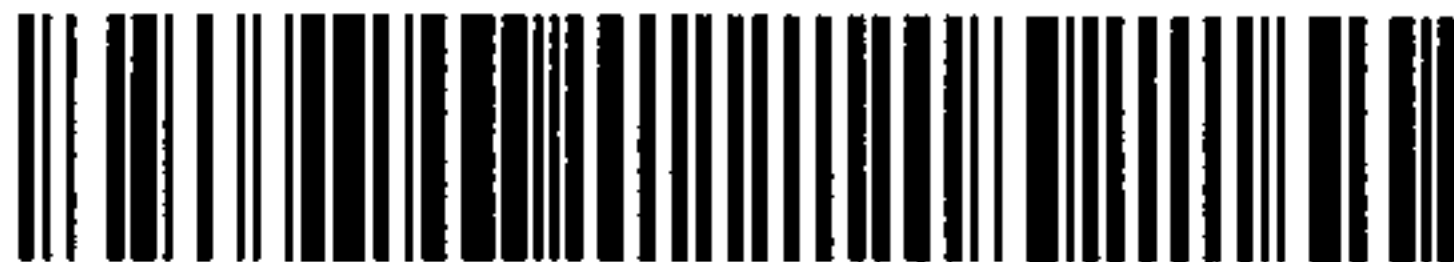
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Shelby Cnty Judge of Probate, AL
12/01/1977 12:00:00AM FILED/CERT

**AND ADOPTION.

7. Agreement with Water System recorded in Volume 229, page 109, and Volume 229, page 112 in said Probate Office.
8. Right of way to Alabama Power Company recorded in Volume 234, page 657 and Volume 179, page 380 in said Probate Office.

Manuel L. Brocato
Manuel L. Brocato

Doris S. Brocato
Doris S. Brocato



19771201000128790 2/2 \$.00
Shelby Cnty Judge of Probate, AL
12/01/1977 12:00:00AM FILED/CERT

ATTORNEY AT LAW
RETURN TO 1920 MAYFAIR DRIVE
BIRMINGHAM, ALA. 35209

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAND TITLE COMPANY OF ALABAMA
112 NORTH 21ST STREET
BIRMINGHAM, ALABAMA 35203

Book 309- Page 444