

6029

James J. Odom, Jr.
620 North 22nd Street
Birmingham, Alabama 35203

O.O. Box 2605 35-202
ALABAMA TITLE CO., INC.

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Forty-six 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,

Larry David Avery and wife, Mary D. Avery

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

Walter Stanek and Mary D. Stanek

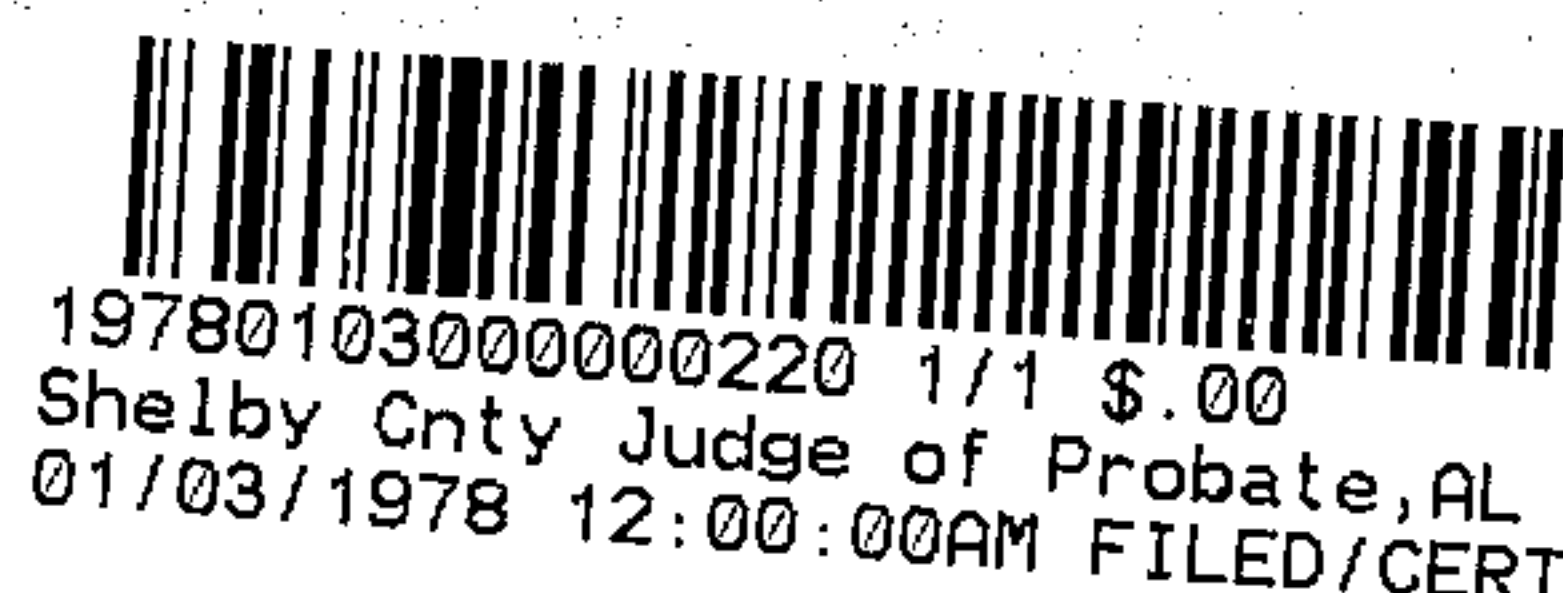
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 13, in Block 2 of First Addition to Fall Acres Subdivision, in Map Book 4, Page 77, in the Probate Office of Shelby County, Alabama. Situated in and being a part of the South half of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West. Situated in Shelby County, Alabama.

SUBJECT TO: 1) Current taxes; 2) Transmission line permits to Alabama Power Company recorded in Deed Book 171, Page 36, and Deed Book 207, Page 656, and in Deed Book 238, Page 60, in Probate Office; 3) Subject to restrictions as follows: All lots are for residential purposes only, and dwelling shall have a minimum of 1,000 square feet in the main body of the house. No structures of a temporary nature, such as trailers, tents, shacks, basements, garages, or other out buildings shall be used for a residence either temporarily or permanently.

\$41,850.00 of the purchase price recited above was paid from a 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 ~~K~~(we) do, for ~~XXXX~~ (ourselves) and for ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~KXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~KX~~ (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 hands and seals, this 30th day of December, 1977.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

Larry D. Avery
Larry David Avery

State of

JEFFERSON

COUNTY

Mary D. Avery
Mary D. Avery

General Acknowledgement

I, the undersigned hereby certify that Larry David Avery and wife, Mary D. Avery whose names are signed to the foregoing conveyance, and who me on this day, that, being informed of the contents of the conveyance on the day the same bears date.

a Notary Public in and for said County, in said State, are known to me, acknowledged before they executed the same voluntarily

Given under my hand and official seal this 30th day of December, A. D., 1977.