

This instrument was prepared by

(Name) Dale Corley

(Address) 2117 Magnolia Avenue

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

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Five Thousand Nine Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, wa.
Robert S. Williams and wife, Patricia A. Williams

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

Robert V. Evans and wife, Rebecca L. Evans

(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 18, Block 5, WOODDALE, Fourth Sector, according to the plat thereof recorded in Map Book 6, Page 26, of the records in the Office of the Judge of Probate Court of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. 35 foot building setback line and 10 foot easement along North and West lot lines as shown on recorded plat.
3. Right of way granted to Alabama Power Company by instrument recorded in Volume 101, Page 550; Volume 245, Page 116; Volume 179, Page 380; Volume 234, Page 657 and Volume 101, Page 500, in said Probate Office.
4. Easement for road recorded in Volume 237, Page 332, in said Probate Office.
5. Agreement for water system recorded in Volume 229, Page 112 and Volume 229, Page 109, in said Probate Office.

\$35,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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Shelby Cnty Judge of Probate, AL
01/05/1978 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 X (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that X (we) will and ~~do~~ (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 23rd day of December, 1977

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)

1978 JAN -5 AM 9:43 (Seal)

Judge of Probate
Ded 30.00
Rec. 1.50
Ind. 1.00

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

Secnty 373-336

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert S. Williams and wife, Patricia A. Williams 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 23rd day of December, A. D. 1977

William H. Halbrook
Notary Public

Home Federal