

This instrument was prepared by

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Form 1-1.5 Rev. 1-66

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 ONE 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,

EMMETT W. CLOUD and wife, MARGARET B. CLOUD

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

JESSE R. JOYNER and wife, LYNN W. JOYNER

(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 14, in the Survey of Windwood Circle Residential Subdivision, as recorded in Map Book 6, Page 154, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Shelby Deed Volume 42, Page 246; Shelby Deed Volume 53, Page 444. Right of Way granted to Alabama Power Company by instruments recorded in Shelby Deed Volume 130, Page 55, and Deed Volume 186, Page 194, and Deed Volume 129, Page 553. Restrictions appearing of record in Shelby Misc. Volume 20, Page 294, and Shelby Misc. 21, Page 582. Right of Way in favor of Alabama Power Company and Southern Bell Telephone & Telegraph Company by instrument(s) recorded in Shelby Deed Volume 309, Page 385. 60 foot building line from Windwood Circle, 20 foot easement along rear lot line and running across subject property and a 10 foot easement along the Northeasterly and Southwesterly lot lines as shown on recorded map.

\$23,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



19780201000012820 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
02/01/1978 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 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 19th day of January, 1978.

WITNESS:

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

1978 FEB -1 AM 9:34

Thomas G. Snowdon, Jr.  
JUDGE OF PROBATE (Seal)

Emmett W. Cloud (Seal)

Margaret B. Cloud (Seal)

(Seal)

STATE OF ALABAMA  
SHELBY COUNTY

Deed 8.00  
Rec. 1.50  
Ind. 1.00  
10.50

General Acknowledgment

I, the Undersigned, a Notary Public in and for said County, in hereby certify that Emmett W. Cloud and Margaret B. Cloud whose names are signed to the foregoing conveyance, and who are known to me, acknowledged on this day, that, being informed of the contents of the conveyance they executed the same on the day the same bears date.

Given under my hand and official seal this 19th day of January

Helen G. Sanders