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This instrument was prepared by

(Name) Gail W. Humber
Odum, May & DeBuys
(Address) 1122 North 22nd Street, Birmingham, AL

19780320000034320 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/20/1978 12:00:00AM FILED/CERT

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 (\$49,000.00) Forty-nine Thousand and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
John Carl Metzger and wife, Nancy L. Metzger
(herein referred to as grantors) do grant, bargain, sell and convey unto
Glen J. Canavera and Cynthia R. Canavera
(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 4, in Block 5, according to Survey of Indian Valley, Sixth Sector, as
recorded in Map Book 5, Page 118, in the Probate Office of Shelby County,
Alabama.

BOOK 311 PAGE 85

SUBJECT TO: (1) Ad valorem property taxes for the current year and there-
after. (2) 35-foot building set back line from Indian Valley Road. (3)
Utility easements as shown on recorded map of said subdivision. (4) Restrictive
covenants and conditions recorded in Misc. Book 2, Page 298; in Misc. Book 2,
Page 885, and amended restrictions recorded in Misc. Book 9, Page 143, in
Probate Office. (5) Easement to The Five T's, Inc., recorded in Deed Book 284,
Page 885, in Probate Office. (6) Transmission line permits to Alabama Power
Company recorded in Deed Book 104, Page 213, and in Deed Book 107, Page 121,
in Probate Office. (7) Title to minerals underlying caption lands with mining
rights and privileges relating thereto.

\$44,100.00 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
then to the survivor of them in fee simple, and to the heirs and assigns
remainder and right of reversion.

JEFFERSON FEDERAL SAVINGS & LOAN ASSOCIATIO
JEFFERSON FEDERAL BUILDING
215 NORTH 21ST STREET
BIRMINGHAM, ALABAMA 35203

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 1st day of March, 1978.

WITNESS:

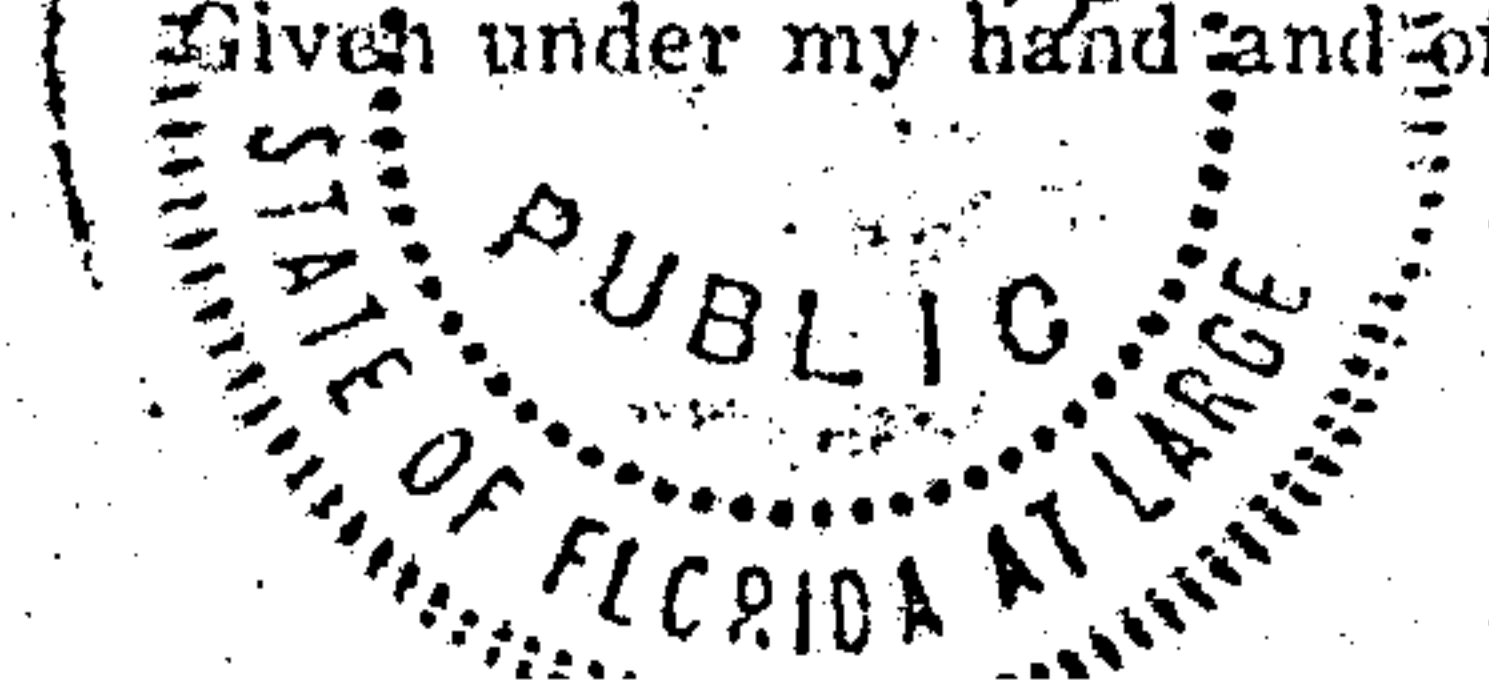
STATE OF ALA. SHELBY CO.
I CERTIFY THIS (Seal)
INSTRUMENT WAS FILED
Deed Book 500
1978 MAR 20 AM 9:44 Rec. 150
(Seal) 750

John Carl Metzger (Seal)
John Carl Metzger
Nancy L. Metzger (Seal)
(Seal)

STATE OF ~~ALABAMA~~ FLORIDA
Orange COUNTY }
JUDGE OF PROBATE
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that John Carl Metzger and wife, Nancy L. Metzger
whose name s 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 1st day of March, A. D., 1978.



Jeff. Sed.
215 No. 21st Street

Karla M. Berry
Notary Public.
Notary Public, State of Florida at Large
My Commission Expires Nov. 21, 1981