

This instrument was prepared by
(Name) Gail W. Humber
(Address) Odom, May & DeBuys
1122 North 22nd Street, Birmingham, AL

9066

1978032000034320 1/1 \$0.00
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.

85 SUBJECT TO: (1) Ad valorem property taxes for the current year and thereafter. (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.

311 BOOK \$44,100.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

JEFFERSON FEDERAL SAVINGS & LOAN ASSOCIATION

JEFFERSON FEDERAL BUILDING

215 NORTH 21ST STREET

BIRMINGHAM, ALABAMA 35203

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.

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 date 5/00
1978 MAR 20 AM 9:44 Rec. 150
100 (Seal)

John Carl Metzger (Seal)

Nancy L. Metzger (Seal)

(Seal)

Thomas A. Bowden

JUDGE OF PROBATE

Seal No. 375-915

General Acknowledgment

STATE OF FLORIDA
Orange COUNTY

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, 1978.

A. D., 1978

Jeff. D. D.

215 No. 21st Street

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

Karla M. Berry

Notary Public

PUBLIC
STATE OF FLORIDA AT LARGE