

493

THIS INSTRUMENT PREPARED BY:

Harold H. Goings

Carley + Halbrook

2117 Magnolia Avenue

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

JEFFERSON

COUNTY

Know All Men By These Presents,

That in consideration of Forty 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 we,

Robert K. Hicks and wife, Betsy A. Hicks

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

Jerry Ball and wife, Holly Ball

(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, Block 7, according to the Survey of Oak Mountain Estates, Sixth Sector, as recorded in Map Book 5, page 102, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the current year.
2. 30 foot building line; 7.5 foot easement on rear as shown by recorded map.
3. Restrictions recorded in Misc. Volume 1, page 836, in the Probate Office of Shelby County, Alabama.

\$44,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 312 PAGE 59



19780510000056600 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/10/1978 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1978 MAY 10 AM 8:21
See Mtg. 377-837
seed tax 1.00
Rec. 1.50
1.00
3.50

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:

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 and seal S, this 2nd day of April MAY, 19 78

WITNESS:

Morris B. Wood
Morris B. Wood

Robert K. Hicks
Robert K. Hicks
Betsy A. Hicks
Betsy A. Hicks

State of ALABAMA

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert K. Hicks and wife, Betsy A. Hicks 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 2nd day of May April

