

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
05/11/1978 12:00:00AM FILED/CERT

(Name) William H. Halbrooks

(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 Thirty-Three 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,

R. L. Matkin and wife, Marie I. Matkin

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

Robert J. Anthony and wife, Jo Anne M. Anthony

(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 6, Block 6, according to the Plat of Kerry Downs, a Subdivision of Inverness, as recorded in Map Book 5, Page 135, in the Probate Office of Shelby County, Alabama

Subject to:

1. Current taxes.
2. Easements and building line as shown on recorded map.
3. Restrictions appearing of record in Misc. Volume 5, Page 86; and adoption of covenants in Misc. Volume 5, Page 625.
4. Right of Way granted to Alabama Power Company by instrument(s) recorded in Volume 109, Page 293; Volume 126, Page 343; Volume 146, Page 381; Volume 176, Page 68; Volume 184, Page 166; Volume 141, Page 298, and Volume 145, Page 387.
5. Right of Way in favor of Alabama Power Company and Southern Bell Telephone and Telegraph Company by instrument(s) recorded in Volume 281, Page 387.
6. Agreement to Alabama Power Company and Kerry Downs as set out in Misc. Volume 5, Page 626.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Jefferson Federal Savings & Loan Association of Birmingham, recorded in Mortgage Book 354, Page 176, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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 K(we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~I~~ (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 May, 1978.

WITNESS:

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

1978 MAY 11 AM 10:30 (Seal)

JUDGE OF PROBATE

R. L. Matkin (Seal)

(Seal)

Marie I. Matkin (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

36 00 General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that R. L. Matkin and wife, Marie I. Matkin 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 May, A. D., 1978.

CORLEY & HALBROOKS
ATTORNEYS AT LAW

SUITE

William Halbrooks
Notary Public.