

This instrument was prepared by

(Name) Michael F. Bolin, Attorney at Law

(Address) 933 Frank Nelson Building, Birmingham, Alabama

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Eight Thousand Five Hundred and No/100---(\$68,500.00)----Dollars

to the undersigned grantor, H. Walker & Associates, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto
Danny W. Mantooth and wife Charlotte A. Mantooth

(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 5, according to the map and survey of Countryside, as recorded in Map Book 7, Page 19, in the Probate Office of Shelby County, Alabama.
Mineral and mining rights excepted.
Situated in Shelby County, Alabama.

Subject to:
Ad valorem taxes for the year 1978.
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 Volume 107, Page 412, in the Probate Office of Shelby County, Alabama.
Right of way to Alabama Power Company, as recorded in Volume 109, Page 507, in the Probate Office of Shelby County, Alabama.
Easement to Alabama Power Company and South Central Bell, as recorded in Volume 309, Page 653, in the said Probate Office.
35 foot building setback line and 10 foot easement on rear as shown by recorded plat.

\$45,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith delivery of this deed.

19780518000060110 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/18/1978 12:00:00AM FILED/CERT

BOOK 312 PAGE 222

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Harold R. Walker who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of May 19 78.

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS By
Secretary

Harold R. Walker
President

STATE OF Alabama
COUNTY OF Jefferson

1978 MAY 18 PM 12:27

Deed 23.50
Rec. 1.50
Index 1.00
26.00
See mtg. 378-205

I, the undersigned, Harold R. Walker, a Notary Public in and for said County in said State, hereby certify that whose name as President of H. Walker & Associates, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 16th day of May 19 78.

NOTARY
My commission expires
Notary Public

Jacks Co.