

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 2010 City Federal Bldg. Birmingham, Alabama

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-three Thousand Four Hundred Fifty and no/100 (\$73,450.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Marilyn Slatton, an unmarried woman

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

Stephen L. Charlton and wife, Phyllis K. Charlton

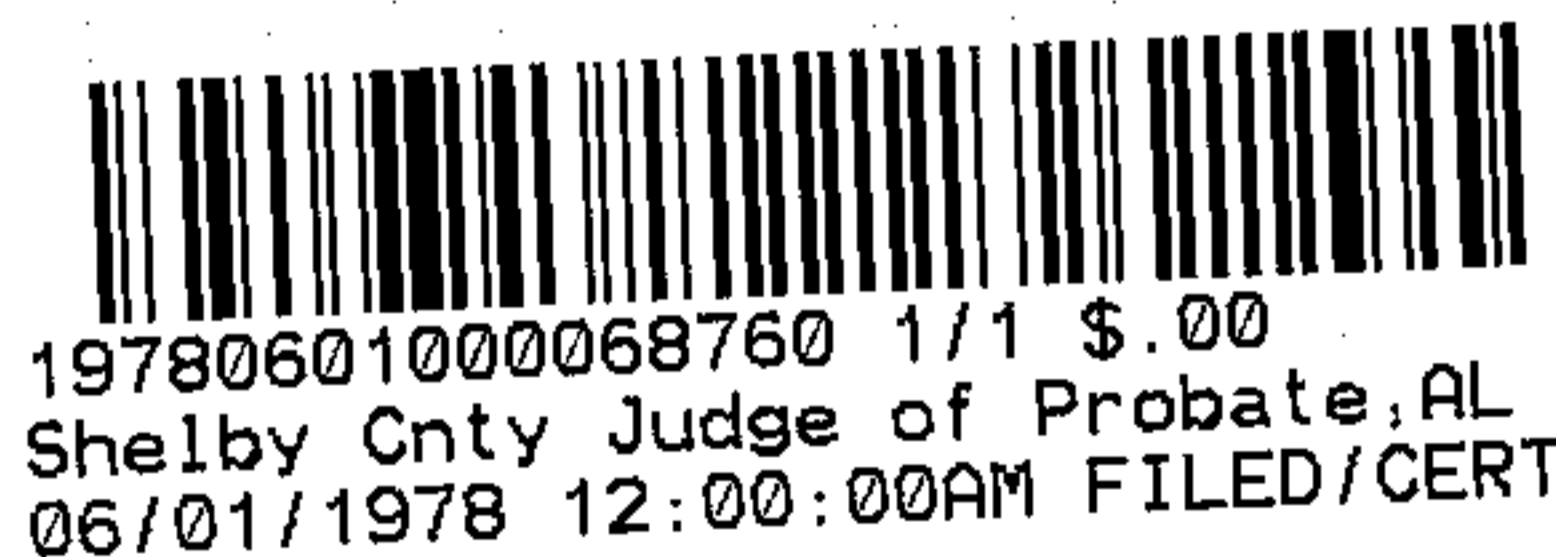
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 49, 1st Sector of Chandalar South, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 5, page 106. Situated in Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year.
2. 35 foot building set back line from Chandamont Circle.
3. 7.5 foot utility easement across North side of said lot as shown on recorded map.
4. Restrictive covenants as to underground cables dated 11/8/72 recorded in Misc. Book 2, page 707 in said Probate Office.
5. Agreement with Ala. Power Co. as to underground cables dated 11/8/72 recorded in Deed Book 277, page 471 in said Probate Office.
6. Permit to Ala. Power Co. dated 12/1/72 recorded in Deed Book 278, page 477 in said Probate Office.

\$66,000.00 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 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, 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 26th day of May, 1978

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED
1978 JUN -1 AM 9 09 Rec. - 1 50
1 00

Marilyn Slatton (Seal)
Marilyn Slatton

Rec- 750 See Pgt 378-726 (Seal)

Thomas L. Foster (Seal)
JUDGE OF PROBATE 1000

STATE OF ALABAMA }
JEFFERSON COUNTY }

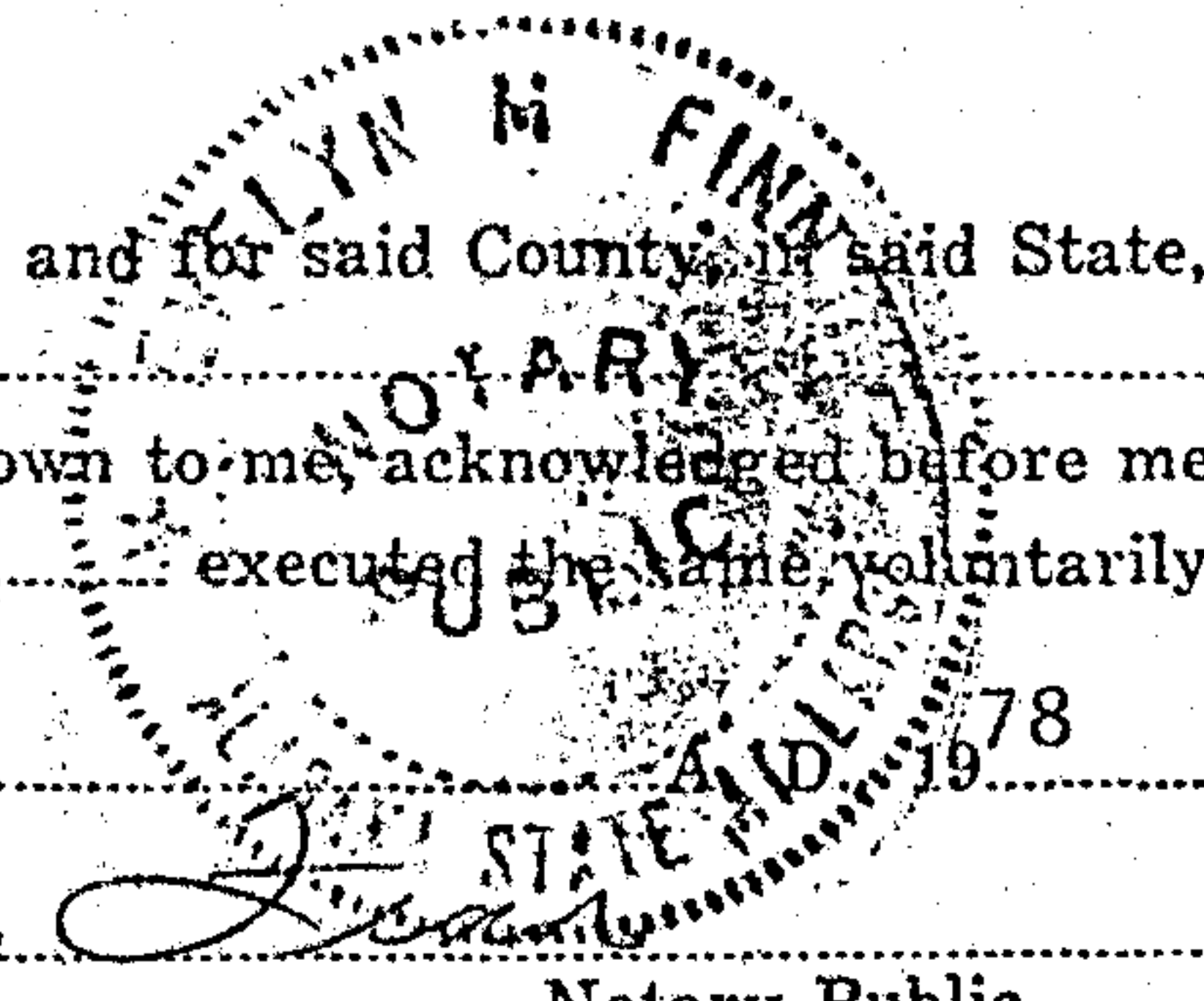
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marilyn Slatton, an unmarried woman, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of May

City Fed. S. & L. Assoc.
2030 - 2nd Ave. N.
Bham - 35202

Cecelyn M. Foster
Notary Public.



BOOK 312 PAGE 632