

This instrument was prepared by

(Name) William H. Halbrooks

(Address) 2117 Magnolia Avenue



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Shelby Cnty Judge of Probate, AL
06/06/1978 12:00:00AM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Four Thousand Five Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Charles A. Corsentino and wife, Susan W. Corsentino

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

Morris W. Powell and wife, Wilma L. Powell

(herein referred to as GRANTEEES) 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 18, Block 1, according to the survey of amended map of Awtrey and Scott Addition to Altadena South, as recorded in Map Book 5, Page 123, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. 35 foot building line on north and west, 7.5 foot easement on south, 5 foot easement on east as shown by recorded map.
3. Restrictions recorded in Misc. Volume 3, Page 468 and Misc. Volume 3, Page 873, in the Probate Office of Shelby County, Alabama.
4. Easement to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in Volume 279, Page 57, in said Probate Office.
5. Easement to Alabama Power Company recorded in Volume 187, Page 335, in said Probate Office.
6. All minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Home Federal Savings & Loan Association, recorded in Volume 333, Page 828, 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 GRANTEEES 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 GRANTEEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my(our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, 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 17th day of May, 1978.

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED
(Seal)

1978 JUN -6 AM 9:50
(Seal)

Charles A. Corsentino (Seal)
Charles A. Corsentino

(Seal)

Susan W. Corsentino (Seal)
Susan W. Corsentino

General Acknowledgment

STATE OF ALABAMA
Jefferson COUNTY }

Dued 34.50
Rec. 1.50
Deduct 1.00
37.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles A. Corsentino and wife, Susan W. Corsentino, 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 17th day of May, A. D., 1978.

William H. Halbrooks
Notary Public.

Charles A. Corsentino