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Shelby Cnty Judge of Probate, AL
07/03/1978 12:00:00AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

William H. Halbrooks

2117 Magnolia Avenue

1933

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 Fifty 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,

Sammy K. Banks and wife, Glenda J. Banks

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

Robert M. Harden and wife, Anita B. Harden

(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 63, in Block 1, according to the Survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, Page 107, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama

Subject to:

1. Current taxes.
2. 35 foot building set back line from Willow Bend Road.
3. 10 foot utility easement over East side and 7.5 foot over North side, as shown on recorded map of said subdivision.
4. Transmission line permits to Alabama Power Company recorded in Deed Book 108, Page 378, and in Deed Book 108, Page 379, in said Probate Office.
5. Permit to South Central Bell, recorded in Deed Book 276, Page 39, in Probate Office.
6. Transmission line permit to Alabama Power Company and Southern Bell Telephone & Telegraph Company dated Nov. 27, 1972, recorded in Deed Book 277, Page 640, in said Probate Office.
7. Restrictive covenants and conditions filed for record on August 1, 1972, in Misc. Book 2, Page 224.

\$47,950.00 of the purchase price recited above was paid from a 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 ~~we~~ (we) do, for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 hands and seals, this 28th day of June, 1978.

WITNESS:

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

See pgs 380-31
Rec'd 3.00
Rec'd 1.50
JUL 1 1978
552

Sammy K. Banks

Glenda J. Banks

State of Alabama

Jefferson

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sammy K. Banks and wife, Glenda J. Banks, 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 28th day of June

A.D., 1978

Form 3091

Carley & Halbrook

William H. Halbrooks

Notary Public