

THIS INSTRUMENT PREPARED BY:

Dale Corley

2117 Magnolia Avenue

1946

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 Sixty-Four Thousand Nine Hundred and no/100 DOLLARS

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

James L. Farnsworth and wife, Marche Crocker Farnsworth

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

Sammy K. Banks and wife, Glenda Jean Banks

(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

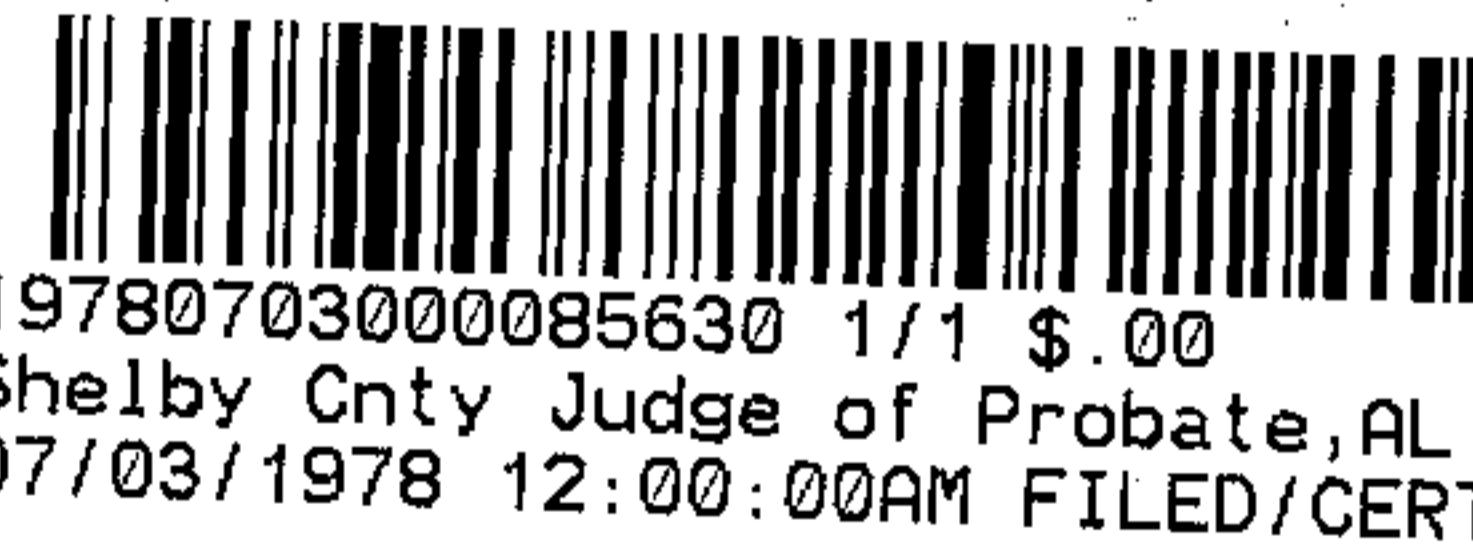
County, Alabama to-wit:

Lot 28, according to the Survey of Indian Valley, Second Sector, as recorded in Map Book 5, Page 75, in the Office of the Judge of Probate of Shelby County, Alabama. Minerals and mining rights excepted. Situated in Shelby County, Alabama.

Subject to:

1. Current taxes.
2. 35 foot building set back line from Titonka Road.
3. Utility easement as shown on recorded map of said subdivision.
4. Restrictive covenants and conditions filed for record on June 3, 1971, in Deed Book 268, Page 189.
5. Title to minerals underlying caption lands with mining rights and privileges pertaining thereto.
6. Transmission line permits to Alabama Power Company recorded in Deed Book 102, Page 53; Deed Book 103, Page 43; Deed Book 104, Page 123; Deed Book 107, Page 121, and in Deed Book 119, Page 297, in Probate Office.
7. Transmission line permit to Alabama Power Co. and Southern Bell Telephone & Telegraph Co. recorded in Deed Book 270, Page 22, in Probate Office.

\$58,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



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 ~~ourselves~~ (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:

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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal S, this 28th

day of June 1978

STATE OF ALA. SHELBY CO.

WITNESS: I CERTIFY THIS

INSTRUMENT WAS FILED

See Intg 380-54

Deed tax 6.50

1.50

1.50

9.50

James L. Farnsworth

Marche Crocker Farnsworth

Marche Crocker Farnsworth

General Acknowledgement

I, the undersigned

hereby certify that James L. Farnsworth and wife, Marche Crocker Farnsworth

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 28th day of June

A. D. 19 78

Dale Corley

Notary Public

Form 3091

Name Dale Corley