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Jack H. Harrison, Attorney At Law
1734 Oxmoor Road
Homewood, Alabama 35209

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 Thirty-two thousand six hundred and No/100 (\$32,600.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,
Gray M. Magee, Jr., and wife, Donna N. Magee

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

Fred R. Agee and wife, Judy J. Agee

(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 12, according to the Resurvey, as recorded in Map Book 5, page 28, in the Office of the Judge of Probate of Shelby County, Alabama, of G. S. Cross Estate.

SUBJECT TO:

1. Current taxes.
2. A 35 foot building set back line as shown by record plat.
3. Easements to Alabama Power Company in Deed Book 243, page 402, Deed Book 231, page 252, and Deed Book 249, page 889.
4. Right of way to Shelby County, Alabama in Deed Book 216, page 33.
5. Restrictions, conditions and limitations in Deed Book 242, page 100, which contain no reversionary clause.

ALSO, as a part of the consideration for the execution of this conveyance, the Grantees herein do hereby assume and agree to pay that certain mortgage from Grantors herein to Jefferson Federal Savings and Loan Association in Mortgage Book 355, page 599, in the Shelby County Probate Office.

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

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Shelby Cnty Judge of Probate, AL
08/03/1978 12:00:00AM FILED/CERT

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:

except as stated above;

that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (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 and seal S, this 1st day of August, 1978.

WITNESS:

Gray M. Magee, Jr.
Gray M. Magee, Jr.
Donna N. Magee
Donna N. Magee

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned authority hereby certify that Gray M. Magee, Jr., and Donna N. Magee 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 1st day of August, A. D., 1978.

JACK H. HARRISON

FORM #ATC- 1734 OXMOOR ROAD
BIRMINGHAM ALABAMA 35209

Notary Public