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

ALABAMA TITLE CO., INC. WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

JEF'FERSON

COUNTY

Know All Men By These Presents,

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

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 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:

Current taxes.

2. A 35 foot building set back line as shown by record plat.

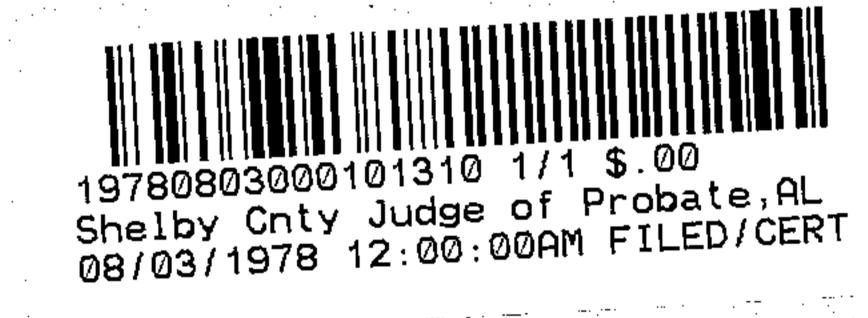
Easements to Alabama Power Company in Deed Book 243, page 402, Deed Book 231, page 252, and Deed Book 249, page 889.

Right of way to Shelby County, Alabama in Deed Book 216, page

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. 1978 AUG -3 AM 9: 48



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 Mwe) do, for MXXXX (ourselves) and for MX(our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that karra 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 XX (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.

day of

IN WITNESS WHEREOF. August have hereunto set 1978

hand and seal S our

Magee.

this 1st

WITNESS:

State of

ALABAMA

General Acknowledgement

day of

JEFFERSON

on the day the same bears date.

COUNTY

the undersigned authority Gray M. Magee, Jr., and Donna N. hereby certify that signed to the foregoing conveyance, and who whose names are me on this day, that, being informed of the contents of the conveyance

Me

, a Notary Public in and for said County, in said State, Magee

are

known to me, acknowledged before executed the same voluntarily they

Given under my hand and official seal this 1st

August

JACK H. HARRISON 1734 OXMOOR ROAD FORM #ATC-HIDWINGHAM ALABAMA 35209

lotary Public