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THIS INSTRUMENT PREPARED BY:

William H. Halbrooks

2117 Magnolia Avenue

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Shelby Cnty Judge of Probate, AL
08/10/1978 12:00:00AM FILED/CERT

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 Thousand Nine Hundred Sixty-One and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,
Bobby B. Wells and wife, Martha Y. Wells

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

Donald Rhodes Huff and wife, Betty Wilson Huff

(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 27, according to the map and survey of Indian Valley, Third Sector, as recorded in Map Book 5, Page 97, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted. Situated in Shelby County, Alabama.

Subject to:

1. Current taxes.
2. Building set back line and easements as shown by recorded plat.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto
4. Restrictive covenants as recorded in Misc. Volume 1, Page 72, in the Probate Office of Shelby County, Alabama.
5. Rights of Way to Alabama Power Company, as recorded in Volume 102, Page 53; Volume 102, Page 55; Volume 103, Page 43; Volume 104, Page 213; Volume 107, Page 121, in the said Probate Office.
6. Rights of Way to Ala. Power Company and Southern Bell Telephone & Telegraph Co. as recorded in Volume 275, Page 226, in the said Probate Office.

BOOK 314 PAGE 202

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Birmingham Federal Savings & Loan Association, recorded in Mortgage Book 326, Page 703, 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 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 ~~I~~(we) do, for ~~myself~~(ourselves) and for ~~my~~(our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~myself~~(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 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 27th day of July, 1978

WITNESS:

Bobby B. Wells
Bobby B. Wells
Martha Y. Wells
Martha Y. Wells
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100
TO AUG 10 1978
ALABAMA SHELBY CO. JUDGE OF PROBATE

State of Alabama

Jefferson

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bobby B. Wells and wife, Martha Y. Wells 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 27th day of July

A. D. 19 78

William H. Halbrooks
Notary Public