

This instrument was prepared by

(Name) GREEN & PINO, ATTORNEYS AT LAW

(Address) P. O. Box 568, Pelham, Alabama 35124

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Eight Thousand Nine Hundred Fourteen and 56/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Charles T. Clark, Jr., a single man

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

Ronald Archer and wife, Connie Archer

(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 29, Block 4, according to the survey of Cahaba Valley Estates, 7th Sector as recorded in Map Book 6 page 82 in the office of the Judge of Probate of Shelby County, Alabama.

Grantees herein hereby assume and agree to pay that certain mortgage in favor of Birmingham Federal Savings & Loan Association dated January 18, 1978, recorded in Mortgage Book 373 page 794 in Probate Office, in the present principal balance of \$57,714.56.

Subject to: (1) Current taxes. (2) Covenants, conditions and restrictions contained in the instrument filed May 12, 1976, in Misc. Book 15 page 333 in said Probate Office. (3) Building setback line reserved 30' back from Valley view Drive, as shown by recorded plat. (4) Public utility easements granted by the recorded plat over the north 10' of the premises in question. (5) Transmission line permit to Alabama Power Company and South Central Bell Telephone Company, dated September 7, 1978, as shown by Deed Book 302 page 83 in Probate Office (6) Instrument of Dedication to dedicate certain easements for sanitary sewers in Cahaba Valley Estates 7th Sector, as shown by Deed Book 298 page 677 in the Probate Office of Shelby County, the same being dated June 30, 1977. (7) Title to minerals underlying caption property with mining rights and privileges thereto attached.

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 I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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, I have hereunto set my hand(s) and seal(s), this 25th day of August, 1978.

WITNESS:

Green & Pino

Attorneys At Law

P. O. Box 568

Pelham, Alabama 35124

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

SEP - 1 AM 9:27

(Seal)

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STATE OF ALABAMA

SHELBY

COUNTY

Deed 11.50
Rec. 1.50
Ind. 1.00
14.00

General Acknowledgment

I, James C. Pino, a Notary Public in and for said County, in said State, hereby certify that Charles T. Clark, Jr., a single man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of August, A. D., 1978.

Notary Public.