

This instrument was prepared by

(Name) Helen G. Sanders 1045

(Address) 2100 Centennial Drive, Birmingham, Alabama 35216

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 THIRTY TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS

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

EMMETT W. CLOUD and wife, MARGARET B. CLOUD

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

JAMES A. ALBRIGHT and wife, GLORIA C. ALBRIGHT

(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:



19790130000011560 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/30/1979 12:00:00AM FILED/CERT

Estate #1 and #1A, according to the Map and Survey of Windwood Circle Residential Subdivision, as recorded in Map Book 6, Page 154, in the Probate Office of Shelby County, Alabama.

Subject to: Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 53, Page 444. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 186, Page 194 and Deed Book 129, Page 553. Restrictions appearing of record in Misc. Volume 20, Page 294 and Misc. Volume 21, Page 582. Right of Way in favor of Alabama Power Company and Southern Bell Telephone and Telegraph Company by instruments recorded in Deed Book 309, Page 385. 60 foot building line running back from Windwood Circle and Caldwell Mill Road; also a 10 foot easement on the Northwest side of lot as shown on recorded map.

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, we have hereunto set our hand(s) and seal(s), this 19th day of January, 1979.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS (Seal)

1979 JAN 30 AM 9:30 (Seal)

Judge of Probate (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

Deed 32.50
Rec. 1.50
Ind. 1.00
35.00

General Acknowledgment

Notary Public in and for said County, in said State, hereby certify that Emmett W. Cloud and Margaret B. Cloud 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 19th day of January, A. D., 1979.

Helen G. Sanders

Notary Public.

Jefferson Land Title

BOOK 317 PAGE 504