587

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
: KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

That in consideration of Ten Dollars ($10.00) and other good and valuable consideration to the undersigned grantor, Thompson Realty Co., Inc., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto John F. Ahearn, Jr. and Mary Louise Gardner Ahearn (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:

551

Lot 207-A according to the amended map of Shoal Creek Subdivision, as recorded in Map Book 7, Page 135, in the Probate Office of Shelby County, Alabama, together with and also subject to (1) all rights, privileges, duties, and obligations as set out in the Declaration of Covenants, Conditions, and Restrictions pertaining to said Shoal Creek Subdivision, filed for record by Grantor and the Articles of Incorporation and Bylaws of Shoal Creek Association, Inc., as recorded in Real Volume 19, Page 861, in the Probate Office of Shelby County, Alabama, (2) ad valorem taxes for the current year; (3) mineral and mining rights owned by persons other than the GRANTOR; and (4) easements and restrictions set forth on the map of Shoal Creek Subdivision referred to hereinabove.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except those noted above, that it has a good right to sell and

19790515000058810 1/2 $.00
Shelby Cnty Judge of Probate,AL
05/15/1979 12:00:00AM FILED/CERT

Mary Louise Ahearn
4520 Valley Ridge Road
Mountain Brook, Ala.
35243

convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed in its name and its corporate seal to be hereunto affixed and attested by its duly authorized officers this the 1st day of May, 1979.

ATTEST:

Walter D. Dickson, Secretary

By Hall W. Thompson, President

319 552

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

19790515000058810 2/2 $.00
Shelby Cnty Judge of Probate, AL
05/15/1979 12:00:00AM FILED/CERT

I, Robert B Pryor, a Notary Public in and for said County in said State, hereby certify that Hall W. Thompson whose name as President of Thompson Realty Co., Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 1st day of May, 1979.

Robert B Pryor
Notary Public

NOTARY PUBLIC
ALABAMA STATE AT LARGE

Rec'd Tax 15.00
Rec. 3.00
Rec'd. 1.00
19.00