

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

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,



19801223000146300 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
12/23/1980 00:00:00 FILED/CERTIFIED

That in consideration of Sixty Three Thousand Two Hundred Dollars (\$63,200.00)-----DOLLARS

to the undersigned grantor or grantors in hand ~~paid~~ by the GRANTEES herein, the receipt whereof is acknowledged we,
Jimmy Floyd Taliaferro and wife, Mitsie Taliaferro

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

Warren G. Vance and Wanda W. Vance

(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 54, according to the map and survey of Kingwood, First Addition, as recorded in Map Book 6, Page 90 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. SUBJECT TO:

BOOK 330 PAGE 343

1. All assessments and taxes for the year 1981 and all subsequent years.
2. Building setback line of 35 feet reserved from King Charles Court, as shown by plat.
3. Public utility easements as shown by recorded plat, including 10' easement on northeast and 15' easement on southeast.
4. Easement to Alabama Power Company recorded in Deed Book 55 Page 454, Deed Book 225 Page 224; Deed Book 292 Page 110 and Misc. Book 10 Page 782 in Probate Office.
5. Restrictions contained in Misc. Book 10 Page 635 and Misc. Book 10 Page 848 in Probate Office.
6. Easement to South Central Bell Tel. & Tel. recorded in Deed Book 285 Page 253 in Probate Office.

\$60,000.00 of the consideration recited herein was derived from a purchase money mortgage executed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1980 DEC 23 AM 9:53

Deed 3.50
Rec. 1.50
Sub. 1.00
6.00
Secnty 408-722

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:

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 sealS, this 19th day of December, 1980.

WITNESS:

Jimmy Floyd Taliaferro
Jimmy Floyd Taliaferro

Mitsie Taliaferro

State of ALABAMA

SHELBY

COUNTY

General Acknowledgement

I, James F. Burford, III, a Notary Public in and for said County, in said State, hereby certify that Jimmy Floyd Taliaferro and wife, Mitsie Taliaferro 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of December

A.D., 1980