

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
05/01/1981 00:00:00 FILED/CERTIFIED

(Name) James J. Odom, Jr.
2154 Highland Avenue
(Address) Birmingham, Alabama 35205

Form 1-1-7 Rev. 8-70 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy-three Thousand, Eight Hundred and No/100-----Dollars

to the undersigned grantor, Rhodes & Acton, an Alabama General Partnership, (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

Edward L. Ard and Nora Kay Ard

(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 41, according to Navajo Hills, 7th Sector, as recorded in Map Book 7, Page 95, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in the Town of Alabaster, Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) A 35 foot building set back line from Sequoia Trail; (3) A 10 foot utility easement over rear of said lot as shown on recorded map; (4) Minerals and mining rights excepted in Deed Book 28, Page 198; (5) Permit to Alabama Power Company and South Central Bell recorded in Deed Book 316, Page 345; (6) Restrictive covenants and conditions recorded in Misc. Book 32, Page 221; (7) Easement to South Central Bell recorded in Deed Book 324, Page 851.

\$66,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

1981 MAY -1 AM 8:32
See Pgt. #11-926
Deed Tol 750
Rec 150
Ind. 100
1000
JUDGE OF PROBATE

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 is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will an! 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, by its ~~President~~ General Partner, William D. Acton, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of April, 19 81.

ATTEST: RHODES & ACTON, AN ALABAMA GENERAL PARTNERSHIP
By William D. Acton
William D. Acton, General Partner

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that William D. Acton, whose name as General Partner of Rhodes & Acton, an Alabama General Partnership, 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, in his capacity as such General Partner of Rhodes & Acton, an Alabama General Partnership, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30th day of April, 1981.
ODOM & M...
BIRMINGHAM, AL 35255