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Shelby Cnty Judge of Probate, AL
06/03/1981 00:00:00 FILED/CERTIFIED--

(Name) Peggy Bates

(Address) 6102 Valley Station Road, Helena, Alabama 35080

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 TWENTY ONE 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,

DOWNS M. VAN DE VEER and wife DORIS J. VAN DE VEER

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

WALTER E. JONES, JR. and wife NANETTE L. JONES

(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 3, according to the survey of Walter's Cove, First Sector as recorded in Map Book 5, Page 22 in the Probate Office of Shelby County, Alabama.

Subject to: Building setback line of 60 feet reserved from Walter's Drive as shown by plat. Public utility easements as shown by recorded plat. Restrictions, covenants and conditions as set out in instrument recorded in Deed Book 248 Page 750 in Probate Office. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 52 Page 98 in Probate Office. Flooding rights of Alabama Power Company as set out in Deed Book 238 Page 512 in Probate Office.

\$15,000.00 of the purchase price recited above was paid from a purchase money mortgage loan closed simultaneously herewith.

BOOK 333 PAGE 146

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 1st

day of June, 1981

WITNESS:

1981 JUN - 3 AM 8:03

Deed tax 6.50
Rec 1.50
(Seal)
Ind. 1.00
(Seal) 9.00

Downs M. Van De Veer

(Seal)

Doris J. Van De Veer

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Downs M. Van De Veer and wife Doris J. Van De Veer 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 same date.

Given under my hand and official seal this 1st day of June, A. D. 1981

Shelby J. Sanders

Public.