

1408 Old Boston Rd.
Alabaster, AL 35007

THIS INSTRUMENT PREPARED BY:

T. Zurzola

1510 Walnut Street, Phila. Pa. #19102

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

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents.



19810618000067220 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
06/18/1981 00:00:00 FILED/CERTIFIED

That in consideration of SIXTY-FIVE THOUSAND TWO HUNDRED (\$65,200.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,
H. JAMES SHEETZ, MORTON D. BOHN, JR., WILLIAM G. WALSH, JR., DANIEL J. HERRON and FRANCIS X. HOWARD, Trustees under Declaration of Trust dated June 1, 1978 (herein referred to as grantors) do grant, bargain, sell and convey unto JAMES R. HURTT, II, and PAULA C. HURTT, his wife

(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 the Survey of Valley Forge, as recorded in Map Book 6, page 60, in the Probate Office of Shelby County, Alabama, Situated in the Town of Alabaster, Shelby County, Alabama.

SUBJECT TO: (1) a 35 foot building set back line from Old Boston Road; (2) Utility easements as shown on recorded map; (3) Restrictive Covenants and Conditions filed in Misc. Book 12, page 756; (4) Permit to South Central Bell Telephone Company, recorded in Deed Book 294, page 582.

AND by Authority set forth under Declaration of Trust dated June 1, 1978, any two Trustees thereunder may act for all the Trustees.

And as further consideration the grantee herein expressly assume and promise to pay that certain mortgage to Molton, Allen & Williams, Inc. as recorded in Mortgage Book 365, page 696, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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.

SUCCESSORS

And I (we) do, for myself (ourselves) and for my (our) heirs, assigns and successors, 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, assigns and successors 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, they have hereunto set their hands and seals, this 21st day of May, 1981.

WITNESS:

Deed Tax 20.00
Rec 3.00
Fees 1.00
24.00 JUN 18 1981

William G. Walsh, Jr. (Seal)
Francis X. Howard (Seal)

Trustees under Declaration of Trust
dated June 1, 1978

State of Pennsylvania

Philadelphia

COUNTY

General Acknowledgement

I, Terrell R. Johnson, a Notary Public in and for said County, in said State, hereby certify that the foregoing Declaration of Trust dated June 1, 1978, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of May, A.D., 1981.