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Shelby Cnty Judge of Probate, AL
08/14/1981 00:00:00 FILED/CERTIFIED

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

That in consideration of FOUR THOUSAND AND NO/100 (\$4,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

W. C. Billingsley and wife, Ethel Billingsley
(herein referred to as grantors) do grant, bargain, sell and convey unto

Richard G. Crosby and wife, Sandra D. Crosby
(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 No. 27, First Addition to Triple Springs, Second Sector, as shown by map recorded in the Probate Office of Shelby County, Alabama in Map Book 6, page 155.

Subject to utility easements and road rights of way of record.

SUBJECT TO THE FOLLOWING:

Restrictive covenants and conditions filed for record on March 13, 1978, in Misc. Book 24, page 373, in said Probate Records.

Transmission line permits to Alabama Power Company recorded in Deed Book 143, page 368 and in Deed Book 226, page 703, in said Probate Office.

Transmission line permit in favor of Alabama Power Company and South Central Bell recorded in Deed Book 312, page 173 in said Probate Office.

Permit in favor of South Central Bell recorded in Deed Book 312, page 457 in said Probate Office.

40-foot building set back line from Sunnywood Circle as shown on map of said subdivision.

20-foot easement along the boundaries of said lot as shown on map of said subdivision.

Situated in Shelby County, Alabama.

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 14th day of August, 1981.

WITNESS:

STATE OF ALA. SHELBY CO.

Deed Tax 4.00 I CERTIFY THIS

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Thomas G. Snowden, Jr.

JUDGE OF PROBATE

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. C. Billingsley and Ethel Billingsley 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 day the same bears date.

Given under my hand and official seal this 14th day of August, A. D., 1981.

Lance Brasher
Notary Public.

BOOK 334 PAGE 440