

REAL 2075 PAGE 853

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

19810817000089280 Pg 1/1 .00
Shelby Cnty Judge of Probate,AL
08/17/1981 00:00:00 FILED/CERTIFIED

That in consideration of Nineteen Thousand Six Hundred and no/100(\$19,600.00)--DOLLARS
and the assumption of the mortgage hereinafter described

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,
Mark Hardwick and wife, Sharon L. Hardwick

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

Carl E. Brackett, Jr. and Cheri S. Brackett

(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 25, according to the survey of Dearing Downs as recorded in Map Book 6, Page 136 in the Probate Office of Shelby County, Alabama

SUBJECT TO: (1) Current taxes; (2) Building setback line of 35' reserved from street, as shown by plat; (3) Public utility easements as shown by recorded plat including 7.5' easement on east and 20' easement in Southwest corner, decreasing as it moves easterly; (4) Restrictions, covenants and conditions as set out in Misc. Book 18, Page 593 in Probate Office; (5) Transmission Line Permit to Alabama Power Company recorded in Deed Book 155, Page 107 and Deed Book 55, Page 454 in Probate Office; (6) Permit to Ala. Power Company and South Central Bell recorded in Deed Book 306, Page 721 in Probate Office; (7) Easement to Plantation Pipe Line recorded in Deed Book 90, Page 473.

Grantees herein assume and agree to pay that certain mortgage from Mark Hardwick, an unmarried man, to Molton, Allen & Williams, Inc. dated August 3, 1979, and recorded in Mortgage Book 394, Page 705, which mortgage was transferred to Federal National Mortgage Association as shown by Assignment recorded in Misc. Book 33, Page 375.

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 ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 seal
day of June, 1981

WITNESS: 2000
250
2250
2075 PAGE 853
JUN 26 2 44 PM '81
Mark Hardwick
Sharon L. Hardwick

State of Colorado
Denver
COUNTY

General Acknowledgement

JUDGE OF PROBATE
Rec. 1.50
Ind. 1.00

Sept. 1. 1900
M. Co.

I, the undersigned, _____, a Notary Public in and for said County, in said State, hereby certify that Mark Hardwick and wife, Sharon L. Hardwick 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 12th day of June, A.D. 19 81

Form 3091

ODOM & MAY, ATTORNEYS
P. O. BOX 3408-A
BIRMINGHAM, AL 35255

My commission Notary Public
in and for the State of New York

Notary Public

9.25.82