This instrument was prepared by

102

(Name) ANTHONY L. CICIO of Cicio & Nolen

(Address) 2153 14th Avenue South, Birmingham, Alabama 35205

19811005000106470 1/1 $.00
Shelby Cnty Judge of Probate, AL
10/05/1981 12:00:00AM FILED/CERT

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-five Thousand and No/100 ($25,000.00) ---------- DOLLARS and the assumption of the hereinafter described mortgage,

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, JAMES N. JOHNSON and wife, JEANNE W. JOHNSON,

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

ANTHONY P. MANGINA, JR., and wife, STEPHANIE MANGINA

(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 9, according to the Survey of Indian Valley Lake Estates, as recorded in Map Book 6, Page 20, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO, HOWEVER:

1. That certain mortgage from Charles W. Reavis and wife, Brenda M. Reavis, to Real Estate Financing, Inc., dated December 15, 1978 and recorded in Mortgage Book 386, Page 562, and assigned by Miscellaneous Book 28, Page 839, to Federal National Mortgage Association, which grantees herein assume.
2. Building setback line reserved of 35 feet on the West facing Indian Lake Drive.
3. Public utility easement as shown by recorded plat, including a 10 foot easement on the East.
4. Taxes for the year 1981.
5. Restrictive covenants recorded in Miscellaneous Book 22, Page 589, Miscellaneous Book 8, Page 70, Miscellaneous Book 8, Page 166, and Amended Covenants recorded in Miscellaneous Book 16, Page 768 and Miscellaneous Book 11, Page 746.
6. Agreement with Shelby County as to roadways, etc., as shown by Miscellaneous Book 7, Page 771.
7. Mineral and mining rights within and underlying the premises, together with rights and other rights, privileges and immunities relating thereto, as recorded in Volume 111, Page 625, Volume 73, Page 283, Volume 4, Page 542 and Volume 121, Page 294.

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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 28 day of September, 19 81

WITNESS:

Rec'd TAX 25.00
Rec 1.50
Mtg 1.00
27.50 1981 OCT -5 AM 8:42
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
Thomas A. Lanning
JUDGE OF PROBATE

James N. Johnson (Seal)
JAMES N. JOHNSON

(Seal)

(Seal)

(Seal)
JEANNE W. JOHNSON

STATE OF ALABAMA
JEFFERSON COUNTY } General Acknowledgment

I, Anthony P. Cicio, a Notary Public in and for said County, in said State, hereby certify that JAMES N. JOHNSON and wife, JEANNE W. JOHNSON, whose name S 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 28 day of September A. D., 19 81

Anthony P. Cicio
Notary Public.