

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
02/01/1983 00:00:00 FILED/CERTIFIED

2513 Chuchura Road
Birmingham, Ala.
35224

(Name) James G. Gann, III

(Address) Suite 724 Brown Marx Tower Birmingham, Alabama

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 Ninety Four Thousand and No/100-----(\$94,000.00)--- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Philip Foster and wife, Gail Foster

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

John A. Clifford and wife, Charlotte S. Clifford

(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 Indian Valley, Second Sector, as recorded in Map Book 5, page 75, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

Ad valorem taxes due October 1, 1983.

A 35 foot building set back line as shown by record plat.

Easements over the rear 10 feet of subject property for public utilities, as shown by record plat.

Restrictions, conditions and limitations in Deed Volume 268, page 189.

Mineral and mining rights and all rights incident thereto excepted in Deed Volume 259, page 635.

Easements to Alabama Power Company in Deed Volume 102, page 53; Deed Volume 102, page 55 and Deed Volume 119, page 297.

Easements to Alabama Power Company and Southern Bell Telephone Company in Deed Volume 270, page 22.

\$59,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith delivery of this deed.

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 31st day of January 1983

WITNESS:

NOTARY PUBLIC
I CERTIFY THIS INSTRUMENT WAS FILED

1983 FEB -1 AM 8:56

Judge of Probate

See Mtg 426-942

Deed tax - 35.00

(Seal) Rec. 150

Sub. 100

(Seal) 37.50

(Seal)

(Seal)

(Seal)

(Seal)

Philip Foster

Philip Foster

Gail Foster

Gail Foster

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

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(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Philip Foster and wife, Gail Foster 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 31st day of January A. D., 1983

Gordon, Silber, Cobb, Cleveland & Gordon, P.

Fifteenth Floor, Colonial Bank Building, Birmingham, Alabama 35203

James A. Hamner

y Public.