

192

(Name) Sue Dickinson

(Address) Colonial Bank of Alabama, N. A.  
Birmingham, Alabama 35203



Jefferson Land Title Services Co., Inc.

316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 378-8020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

Ten Dollars (\$10.00) and the assumption of that certain mortgage to  
That in consideration of Colonial Bank of Alabama, N. A. (formerly City National Bank of DOLLARS  
Birmingham) recorded in Real 417, Page 461, with unpaid balance of

\$51,876.52  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Joseph Castelli and wife, Artie Castelli

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Robert E. Miller, Sr. and wife, Marjorie F. Miller

(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 52, according to Survey of Brandywine, Second Sector, as recorded in Map Book 7,  
Page 6, in the Probate Office of Shelby County, Alabama.  
Situated in the Town of Helena, Shelby County, Alabama.

Subject to:

40' building set back line from MacQueen Drive.

10' utility easement over the North side of said lot as shown on recorded map.

Restrictive covenants and conditions filed for record on September 16, 1977, in  
Misc. Book 21, Page 759, in Probate Office.

Transmission line permits to Alabama Power Company recorded in Deed Book 216, Page  
608; in Deed Book 239, Page 915; and in Deed Book 309, Page 394, in Probate Office.

Permit to South Central Bell Telephone Co. dated August 1977, recorded in Deed Book  
307, Page 661, and in Deed Book 309, Page 394, in Probate Office.

Also subject to Mortgage from Joseph M. Castelli and wife, Artie E. Castelli, to  
Burton Company, Inc., dated December 17, 1981, filed for record in the Probate Office  
of Shelby County, Alabama, in Mortgage Book 417, Page 790., on January 11, 1982, at  
8:28. A. M.

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 22nd  
day of February, 1983

WITNESS: I, JAMES A. MILLER, JR.,  
Notary Public in and for the State of Alabama,  
do hereby certify that this  
instrument was filed

1983 MAR -4 AM 9:24

Rec. 1.50  
Ind. 1.00  
3.00

Joseph Castelli  
Artie Castelli

(Seal)  
(Seal)

(Seal)  
(Seal)

James A. Miller, Jr.  
Notary Public

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned

hereby certify that Joseph Castelli and wife, Artie Castelli a Notary Public in and for said County, in said State,  
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 22nd day of February, A. D., 1983

Charles C. Jeff  
Notary Public

BOOK 345 PAGE 511