

This instrument was prepared by

(Name) Patsy H. Morris

(Address) 3201 Lorna Road, Bham, Al 35216

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy Three Thousand Seven Hundred Thirty Two and no/100--- DOLLARS

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

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

✓ Albert M. Dalton and Wife, Kathleen O. Dalton

(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 333, According to the Survey of Chandalar South, Sixth Sector as recorded in Map Book 7 Page 49, in the Probate Office of Shelby County, Alabama;

Subject to:

1. Ad Valorem taxes for 1983.
2. Existing rights of ways, encroachments, party walls, building restrictions zoning, recorded/unrecorded easements, deficiencies in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundry lines, or any matters not of record, if any, which would be disclosed by an inspection and survey of the property;
3. Building setback line of 35 feet reserved from Dalton Drive as shown by plat;
4. Public utility easements as shown by recorded plat including an Alabama Power Company easement on the Northwesterly line of Lot 333;
5. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 24 Page 886, Probate Office;
6. Right-of-Way granted to Alabama Power Company by instrument recorded in Deed Book 179, Page 375 and Deed Book 312 Page 159 in Probate Office ; and
7. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 25 Page 742 and restrictive covenants pertaining thereto recorded in Misc. Book 25 Page 747 in Probate Office.

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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 28th day of April, 1983.

WITNESS:

*[Signature]* (Seal)

AWTREY BUILDING CORPORATION (Seal)

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

BY: *[Signature]* (Seal) Dennis Carlin, Vice President (Seal)

1983 MAY 11 AM 10:06 STATE OF ALABAMA Jefferson COUNTY

Deed tax - 74.00 Rec. 1.50 Ind. 1.00 76.50 General Acknowledgment

I, Patsy H. Morris, a Notary Public in and for said County, in said State, hereby certify that Dennis Carlin, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of April, A. D. 1983

2436 - Dalton dr. Pelham, Al.

35124

*[Signature]* Notary Public.