

1236
This instrument was prepared by:
DANIEL M. SPITLER
Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

Mail tax notice to:
Adrian J. Westbrook
3370 North Wildewood Dr.
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEM BY THESE PRESENTS:
SHELBY COUNTY)

BOOK 356 PAGE 885
That in consideration EIGHTY FIVE THOUSAND AND NO/100 DOLLARS (\$85,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, ROBERT MCKAY d/b/a McKay Construction Company (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto ADRIAN J. WESTBROCK and wife, DOROTHY H. WESTBROCK, (herein referred to as Grantee, whether one or more), an undivided one-half (1/2) interest to each of said Grantees except as modified hereinbelow, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 29, according to the survey of Wildewood Village, Third Addition, as recorded in Map Book 8, Page 145, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Building setback line of 25 feet reserved from North Wildewood Drive as shown by plat.
2. Public utility easements as shown by recorded plat, including 10 foot easement on the North.
3. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 55, Page 117 in Probate Office.
4. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101, Page 550, in Probate Office.
5. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 54, Page 172, and covenants pertaining thereto recorded in Misc. Book 54, Page 171, in Probate Office.

Dan Spitter

6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 73, Page 391, and Deed Book 255, Page 188, in Probate Office.

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TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever. It is the intent and purpose of the Grantor herein to convey an undivided one-half (1/2) interest to each of the Grantees herein for and during their joint lives and upon the death of either of said Grantees, then to the survivor of them, a life estate during the natural life of the survivor of the two Grantees herein. Upon the death of the survivor of the two Grantees herein, the heirs and assigns of each of the two Grantees herein shall have an undivided one-half (1/2) interest, in fee simple, of the subject real property.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26th day of June, 1984.

ROBERT MCKAY d/b/a McKay Construction
Company

 OWNER
ROBERT MCKAY

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT McKAY d/b/a McKay Construction Company, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of June, 1984.

[NOTARIAL SEAL]

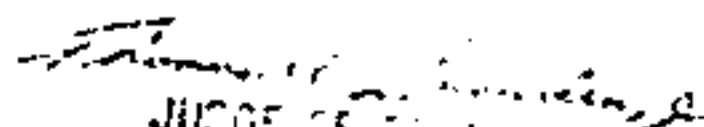

Notary Public

My Commission Expires: _____

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STATE OF ALA. SHELBY CO. 5-1
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 JUN 29 AM 9:31


JUDGE OF PROBATE

Deed 8500
Rec 450
Ind 100
9050