

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company



This instrument was prepared by

(Name) DANIEL M. SPITLER
Attorney at Law
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

294

WARRANTY DEED, JOINTLY FOR LIFE, WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of -----THIRTY-SEVEN THOUSAND, FIVE HUNDRED AND NO/100-----DOLLARS
(\$37,500.00)

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

W. M. FARRIS and wife, LUCILLE S. FARRIS,

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

CURTIS EUGENE MIZE, JR. and wife, GRACIE B. MIZE,

(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 1 Block 2, according to a Resurvey of Farris-Smith Subdivision, according to survey recorded in Map Book 4 page 60 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 30 feet reserved from 5th Avenue and 30th Street as shown by plat.

Public utility easements as shown by recorded plat.

Restrictions, covenants and conditions as recorded in Deed Book 165 page 518 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as recorded in Deed Book 131 page 141; Deed Book 131 page 142; Deed Book 179 page 89 and Deed Book 179 page 75 in Probate Office of Shelby County, Alabama.

Easements to Alabama Power Company and Southern Bell Telephone & Telegraph Company as recorded in Deed Book 209 page 707; Deed Book 212 page 118 in Probate Office of Shelby County, Alabama.

Easements to Plantation Pipe Line as recorded in Deed Book 112 page 32 in Probate Office of Shelby County, Alabama.

\$35,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 29th day of November, 1984.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT FILED

1984 DEC -6 PM 2:05

deed tag - 200
Rec 250
Ind. 100

(Seal)

(Seal)

(Seal)

W. M. Farris

Lucille S. Farris

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. M. Farris and wife, Lucille S. Farris, 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 29th day of November, A. D. 1984.