

2149

SEND TAX NOTICE TO: Mr. C. R. Bodie
1417 Iroquois Circle
Birmingham, Alabama 35214

THIS INSTRUMENT WAS PREPARED BY: MAX C. POPE
2326 HIGHLAND AVENUE
BIRMINGHAM, ALABAMA 35205
TELEPHONE: (205/252-8473)

Corrected 071-873
WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That, in consideration of One hundred eighty-five thousand Dollars and 00/100 Dollars (\$185,000) to the undersigned grantor (whether one or more), in hand paid by the grantee, the receipt of whereof is acknowledged, we, Kenneth Garrett and wife Jimmie Lou Garrett (hereinafter referred to as grantor, whether one or more), grant, bargain, sell and convey unto C. R. Bodie and wife Carolyn Bodie (hereinafter referred to as grantee, whether one or more), 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:

Estate 26, according to the Map and Survey of Wildwood Park, Residential Estates, as recorded in Map Book 5, Page 78, in the Probate Office of Shelby County, Alabama.

Excepted from the warranties expressed herein are the following:

1. 1986 taxes which are a lien, but not due and payable until October 1, 1986.
2. 40-foot building set back line from Wildwood Lane as shown on recorded map.
3. 10-foot utility easements over the West, South and East sides of said lot and a 15-foot utility easement across the Southwesterly corner of said lot as shown on the recorded map.
4. Restrictive covenants and conditions as recorded in Deed Book 269, Page 534 in the Probate Office of Shelby County, Alabama.
5. Transmission line permit to Alabama Power Company as recorded in Deed Book 124, Page 493 in the Probate Office of Shelby County, Alabama.
6. Permit to Alabama Power Company and Southern Bell Telephone & Telegraph Company as recorded in Deed Book 271, page 557 and in Deed Book 214, Page 631 in the Probate Office of Shelby County, Alabama.
7. Title to minerals underlying the real estate with mining rights and privileges belonging thereto, as reserved in Deed Book 42, Page 246 in the Probate Office of Shelby County, Alabama.

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John L. Cole
1801 9th Ave. South
Bham, AL 35205

TO HAVE AND TO HOLD to the said grantees, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, Kenneth Garrett and wife Jimmie Lou Garrett, have hereunto set my hand and seal on this the 23rd day of April, 1986.

Kenneth Garrett (L.S.)
KENNETH GARRETT

Jimmie Lou Garrett (L.S.)
JIMMIE LOU GARRETT

STATE OF ALABAMA)
JEFFERSON COUNTY)

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kenneth Garrett and wife Jimmie Lou Garrett, 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 the 23rd day of April, 1986.

John L. Cole
Notary Public
My Commission Expires: 3/18/89

[SEAL]

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

1986 SEP 26 AM 10:23

Thomas A. Swanson, Jr.
JUDGE OF PROBATE

RECORDING FEES	
Recording Fee	\$ <u>5.00</u>
Index Fee	<u>1.00</u>
TOTAL	\$ <u>6.00</u>