

This form furnished by:

Cahaba Title, Inc.

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Purchase Office
(205) 988-5600

This instrument was prepared by:
(Name) Daniel M. Spittler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

1011

Send Tax Notice to:
(Name) Mr. William A. Huggins
(Address) 779 Westover Road
Harpersville, Alabama 35078

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHT THOUSAND THREE HUNDRED TWELVE AND 21/100 (\$8,312.21) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JOHN THOMAS FRANZOSO a/k/a JOHN T. FRANZ

(herein referred to as grantors) do grant, bargain, sell and convey ~~unto~~ all his interest unto WILLIAM A. HUGGINS and wife, KATHERINE A. HUGGINS

(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 3, according to the Amended Map of Shelby Oaks, as recorded in Map Book 12 Page 30 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101 page 69; Deed Book 126 page 151 and Deed Book 213 page 405 in Probate Office.

Right-of-Way granted to Southern Natural Gas by instrument recorded in Deed Book 196 page 316 and Deed Book 141 page 35 in Probate Office.

Right-of-Way granted to Shelby County by instrument recorded in Deed Book 210 page 710 in Probate Office.

Easement to Alabama Power Company as shown by instrument recorded in Real 171 page 722 in Probate Office.

Easement to Plantation Pipeline as shown by instrument recorded in Deed Book 112 page 347 in Probate Office.

Subject to Plantation Pipeline easement on West side of Lot as shown by Map Book 11 page 101 in Probate Office.

Agreement with Plantation Pipeline as shown by instrument recorded in Deed Book 173 page 460 in Probate Office.

Mineral and mining rights if not owned by Grantor.

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BOOK

\$3,812.21 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 for 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 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 August day of 19 88

WITNESS
Deed Tax \$ 4.50
Mfg. Tax _____
Recording Fee 2.50
Indexing Fee 1.00
TOTAL 8.00
STATE OF ALABAMA
WESTCHESTER COUNTY

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
88 AUG 12 AM 8:49

John Thomas Franzoso a/k/a John T. Franz (Seal)
John T. Franz (Seal)
John T. Franz (Seal)

JUDGE OF PROBATE
STATE OF ALABAMA
WESTCHESTER COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Thomas Franzoso aka John T. Franz 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 2 day of August A.D., 19 88

DOROTHY E. CONCIA
Notary Public, State of New York
No. 01C04915578
Dorothy E. Concia
Notary Public