

Inst # 2001-06570

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
JEFFERSON COUNTY)

That in consideration of SEVENTY SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$77,500.00) and other good and valuable consideration to the undersigned grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, We, **PHILLIP BROOME AND WIFE, APRIL BROOME**, (herein referred to as **Grantors**) do grant, bargain, sell and convey unto **RANDAL R. MASSEY, SR. AND wife, HOLLY W. MASSEY**, (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 Jefferson County, Alabama to-wit:

Lot 21, according to the Survey of Oak Crest, Sector Two as recorded in Map Book 20, Page 129 A & B in the Probate Office of Shelby County, Alabama.

Subject to:

EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD; ANY MINERAL AND/OR MINING RIGHTS NOT OWNED BY SELLER; THE PRESENT FLOOD PLAIN; SUBJECT TO UTILITY EASEMENTS SERVING THE PROPERTY, RESIDENTIAL SUBDIVISION COVENANTS AND RESTRICTIONS, BUILDING LINES OF RECORD AND SPECIFICALLY THE FOLLOWING:

- (1) Taxes due in the year 2001 and thereafter;
- (2) Building setback line of 50 feet reserved from High Crest Road as shown by plat.
- (3) Easements as shown by recorded plat, including 30 feet Alabama Power Company Easement through the Northerly side of lot.
- (4) Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument #1996-2205 in Probate Office.
- (5) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 127 page 442 in Probate Office.
- (6) Rights-of-Way(s) granted to South Central Bell by instrument(s) recorded in Real 116 page 275 in Probate Office.
- (7) Restrictions, limitations and conditions as set out in Map Book 20 page 129 A & B.
- (8) Agreement with Alabama Power Company recorded in Instrument # 1995-1633 in Probate Office.
- (9) A 100 foot right of way granted to Alabama Power Company as shown by recorded plat.
- (10) A perpetual easement, the centerline of which is the creek crossing the property, said easement being 15 feet on either side of such centerline, and the purpose of this easement being for the maintenance of the creek and drainage apparatus (including siltation ponds) on the property as shown by Instrument #1996-42540 in Probate Office.
- (11) Perpetual easement for ingress and egress to creek as shown by Instrument #1996-42540 in Probate Office.
- (12) Reservation in deed recorded as Instrument #1996-42540 of the right to modify the Declarations of Restrictive Covenants for Oak Crest Sector Two in order to impose upon the owners of all or a part of the lots within Oak Crest Sector Two, the obligation for the maintenance of the creek and siltation retainage pond located on the land.

TO HAVE AND TO HOLD to the said GRANTEES for and during their

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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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We, Phillip Broome and April Broome, have hereunto set our hands and seals, this 22 day of February, 2001.

Phillip Broome
Phillip Broome

April Broome
April Broome

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Phillip Broome and April Broome, 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 22 day of February, A.D., 2001.

Wayne Michael Jones
Notary Public
WAYNE MICHAEL JONES, NOTARY PUBLIC
STATE OF ALABAMA AT LARGE
COMMISSION EXPIRES 8-21-03

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