

5518

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

See Mtg 346-557

That in consideration of (\$9,000.00) Nine Thousand and no/100----- DOLLARS
and the assumption of the hereinafter described mortgage.
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Dean E. McAteer and wife, Dorothy E. McAteer

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

Thomas M. Lavett and Glenda G. Lavett

(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:

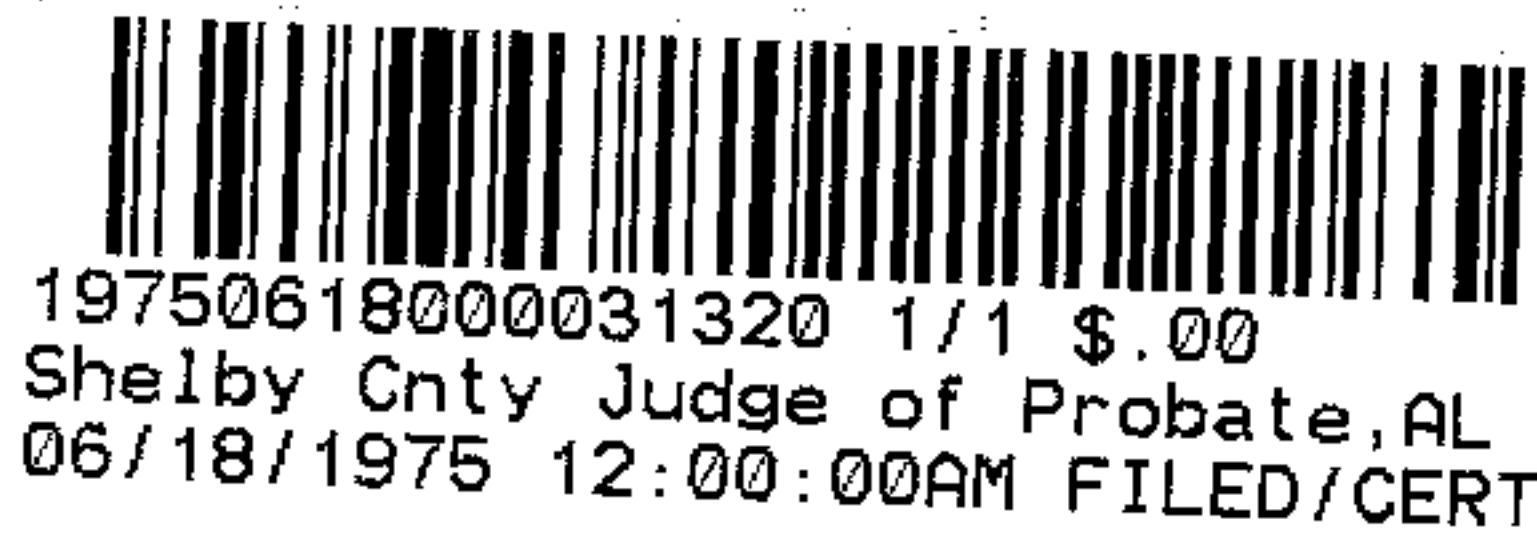
Lot 21, according to the Kenton Brant Nickerson Subdivision, as recorded in Map Book 5, Page 53, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, exceptions, restrictions and reservations of record.

Grantees herein expressly agree and promise to pay that certain mortgage from Dean E. McAteer and Dorothy E. McAteer to Johnson-Rast & Hays, Inc. in Mortgage Book 330, page 542, and assigned to First Federal Savings and Loan Association of Alabama in Miscellaneous Volume 4, page 524, according to the terms and conditions contained therein and the indebtedness thereby secured.

\$4,000.00 of the cash consideration recited above was paid from mortgage loan closed simultaneously herewith.

BOOK 293 PAGE 14



STATE OF ALABAMA, SHELBY CO.
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED
1975 JUN 18 AM 8:38
Filed Fed 8:00
Cora J. McArthur
JUDGE OF PROBATE

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:

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 and sealS, this 3rd day of June, 19 75

WITNESS:

Dean E. McAteer
Dorothy E. McAteer
Dorothy E. McAteer

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dean E. McAteer and wife, Dorothy E. McAteer 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 3rd day of June A.D. 19 75