

This instrument was prepared by

(Name) Larry L. Halcomb, C/o SEIER & HALCOMB, ATTORNEYS AT LAW

(Address) 3349 Montgomery Highway, Homewood, Alabama 35209

1720

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Four Thousand Three Hundred and no/100 (\$4,300.00)----- DOLLARS and the assumption of the Mortgage recorded in Volume 347, Page 111, Probate Office of Shelby County, Alabama, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

John Thomas Blake, Jr. & Louise C. Blake, his wife

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

Stephen Douglas McTyeire & Pamela English McTyeire

(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 9, Block 6, according to the survey of Green Valley, Second Sector, as recorded in Map Book 6, Page 21, in the Probate Office of Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

By acceptance of this deed, grantees agree to assume the indebtedness secured by the above mortgage and to comply with all terms, conditions and provisions of the note evidencing said indebtedness and the mortgage securing the same.

19760116000003020 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/16/1976 12:00:00AM FILED/CERT

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 JAN 16 AM 8:12
Beck Jd 4.50
Conrad J. H. H. H.
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 / (we) do for ~~myself~~ (ourselves) and for ~~my~~ (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 ~~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 12th day of January, 1976.

WITNESS:

(Seal)

(Seal)

(Seal)

John Thomas Blake, Jr. (Seal)
JOHN THOMAS BLAKE, JR.
Louise C. Blake (Seal)
LOUISE C. BLAKE

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that John Thomas Blake, Jr. & Louise C. Blake, his wife 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 12th day of January, A. D. 1976.

Larry L. Halcomb
Larry L. Halcomb
Notary Public

My Commission Expires January 23, 1978