

This instrument was prepared by

(Name) W. A. Jenkins, Jr., Attorney

(Address) 302 Frank Nelson Bldg., Birmingham, Al.

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 Seventy-five and no/100 - DOLLARS and the assumption of the herein after described mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Clifton Gordon Adams and wife, Lynda K. Adams

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

Stephen C. Pardue and wife, Beverly H. Pardue
(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 34 according to Navajo Pines as recorded in Map Book 5, Page 108, in the Probate Office of Shelby County, Alabama

This conveyance is subject to the following:

1. Taxes for the year 1976
2. Easement and building line as shown by recorded map
3. Right of way to Southern Bell Tel. & Tel. Co. recorded in Vol. 279, Page 244, in the Probate Office of Shelby Co., Ala.
4. Right of way to Ala. Power Co. recorded in Vol. 280, Page 283, in said Probate Office
5. Restrictions contained in Misc. Vol. 5, Page 33, in said Probate Office

* the guaranty or insurance of the indebtedness above mentioned.

Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain mortgage made by Clifton Gordon Adams and Lynda K. Adams, which mortgage is recorded in the Office of the Judge of Probate Court of Shelby County, Alabama, in Volume 343, Page 160. And for the same consideration Grantees herein hereby assume the obligations of Clifton Gordon Adams and Lynda K. Adams under the terms of the instruments and VA Regulations authorizing, creating and securing the loan to indemnify the VA to the extent of any claim payment arising from *

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, 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 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 30th day of January, 1976

WITNESS:

(Seal)

(Seal)

(Seal)

Clifton Gordon Adams (Seal)
(Clifton Gordon Adams)

(Lynda K. Adams) (Seal)

Lynda K. Adams (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clifton Gordon Adams and wife, Lynda K. Adams 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 30 day of January A. D., 1976

Betty J. Calvert
Notary Public.

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Shelby Cnty Judge of Probate, AL
02/03/1976 12:00:00AM FILED/CERT