

This instrument was prepared by

2795

(Name) W. W. Conwell

(Address) 1100 First National-Southern Natural Building, Birmingham, AL 35203

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One (\$1.00) and other valuable consideration DOLLARS

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

Joseph E. Wade and wife, Lorraine S. Wade

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

David Engel and wife, Joanne S. Engel

(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 8, according to the map and survey of Spring Garden

Estates, as recorded in Map Book 4, Page 56, in the Probate

Office of Shelby County, Alabama.

Purchasers agree to assume that certain mortgage executed by Joseph E. Wade and wife, Lorraine S. Wade to Educators' Investment Corporation of Alabama, Inc. dated February 6, 1976 and recorded in Volume 352 at Page 512 in the Probate Office of Shelby County, Alabama, with a balance of \$7,000.00.

Subject to taxes for the year 1976, a lien but not yet payable.

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



19760227000016540 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
02/27/1976 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1976 FEB 27 AM 8:52

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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 6th day of February, 1976

WITNESS:

(Seal)  
(Seal)  
(Seal)

Joseph E. Wade (Seal)  
Lorraine S. Wade (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, W. W. Conwell, a Notary Public in and for said County, in said State, hereby certify that Joseph E. Wade and wife, Lorraine S. Wade whose name S 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 6th day of February, A. D. 1976

W. W. Conwell

Notary Public