

This instrument was prepared by

(Name) Larry L. Halcomb & SEIER & HALCOMB, Attorneys at Law

(Address) 3349 Montgomery Highway, Homewood, Alabama 35209

3768

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Nine Thousand Nine Hundred Fifty and no/100 (\$49,950.00) DOLLARS

See Mtg 353-374
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Mark G. Noel and wife, Milner S. Noel; Frank A. Nix and wife, Marjorie Kay Nix; Sims R. Beavers and wife, Ann T. Beavers

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

Charles Lamar McMahan and Barbara McMahan

(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:

Begin at the NW corner of SW $\frac{1}{4}$, Section 22, Township 19 South, Range 2 West; thence run East along the North line of said SW $\frac{1}{4}$, a distance of 343.8 feet to the East right-of-way boundary of roadway for the point of beginning; thence continue said course along said North line a distance of 306.0 feet, turn right an angle of 87° 46' 30" a distance of 127.36 feet, turn right an angle of 92° 13' 30" a distance of 306.28 feet to aforesaid East right-of-way boundary of roadway, turn right an angle of 87° 49' along said East right-of-way boundary a distance of 127.36 feet to point of beginning; being in W $\frac{1}{2}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 22, Township 19 South, Range 2 West, Shelby County, Alabama.

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

\$36,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



19760402000029270 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/02/1976 01:00:00 AM FILED/CERT

1976 APR -2 PM 3:03
Deed 441400
Shelby County, Alabama
NOTARY PUBLIC
NOTARY PUBLIC
NOTARY PUBLIC

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 ~~X~~(we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~xxx~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~(we) have a good right to sell and convey the same as aforesaid; that ~~X~~(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 1 day of April, 19 76

WITNESS:

Mark G. Noel (Seal)
MARK G. NOEL
Milner S. Noel (Seal)
MILNER S. NOEL
Frank A. Nix (Seal)
FRANK A. NIX

Marjorie Kay Nix (Seal)
MARJORIE KAY NIX
Sims R. Beavers (Seal)
SIMS R. BEAVERS
Ann T. Beavers (Seal)
ANN T. BEAVERS

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 Mark G. Noel & wife, Milner S. Noel; Frank A. Nix & wife, Marjorie Kay Nix; Sims R. Beavers & wife, Ann T. Beavers

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 1 day of April, A. D., 19 76

Larry L. Halcomb

Notary Public.

My Commission Expires January 23, 1978