

FRANK K. BYNUM, ATTORNEY

3410 INDEPENDENCE DRIVE, BIRMINGHAM, ALABAMA 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY FIVE THOUSAND SEVEN HUNDRED EIGHTY EIGHT AND NO/100 DOLLARS AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE, DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Samuel C. Monk, Jr. and wife, Linda C. Monk (herein referred to as grantors) do grant, bargain, sell and convey unto

John P. Rigrish and wife, Carmen P. Rigrish

(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 3, in Block 3, according to the Survey of Wooddale, Third Sector, as recorded in Map Book 5, Page 133, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

As part of the consideration herein, the grantees agree to assume and pay the unpaid balance of that certain mortgage to Molton, Allen & Williams, Inc., as recorded in Mortgage Book 342, Page 767, and assigned to Federal National Mortgage Association by instrument recorded in Misc. Volume 10, Page 233, in the Office of the Judge of Probate of Shelby County, Alabama.



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Shelby Cnty Judge of Probate AL
02/14/1979 12:00:00AM FILED/CERT

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 12th day of February, 1979.

WITNESS:

Samuel C. Monk, Jr. (Seal)

Linda C. Monk (Seal)

(Seal)

STATE OF ALA SHELBY CO. (Seal)

1979 FEB 14 AM 8:24 (Seal)

Thomas A. Shouder, Jr. JUDGE OF PROBATE

STATE OF ALABAMA JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Samuel C. Monk, Jr. and wife, Linda C. Monk 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 February A. D. 1979.

Notary Public signature and seal

BOOK 317 PAGE 746