

This instrument was prepared by

(Name) KENNETH D. WALLIS
(Address) SUITE 107, COLONIAL CENTER, 1007 MONTGOMERY HWY., SO., VESTAVIA HILLS, ALABAMA 36216



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation



19790228000024610 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/28/1979 12:00:00AM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of FORTY-FIVE THOUSAND AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, JAMES E. HASSETT AND WIFE, CAROLYN A. HASSETT (herein referred to as grantors) do grant, bargain, sell and convey unto GERALD DOUGLAS PRINCE AND WIFE, BETTY SUE PRINCE

(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 17, Block 1, according to Pinehill Subdivision, Vincent, Alabama, as recorded in the Office of the Probate Judge of Shelby County, Alabama, in Map Book 4, Page 45.

Subject to:

1. Ad Valorem taxes due and payable October 1, 1979.
2. Easements, building setback lines, protective covenants and rights of ways of record.

\$43,250.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

38
316

STATE OF ALA. SHELBY CO.
RECORDED
1979 FEB 28 AM 8:30

Deed 2.00 see mtg. 388-641
rec. 1.50
ind 1.00
4.50

Thomas C. Shouder, Jr.
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 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 20th day of February, 1979.

WITNESS:

..... (Seal) *James E. Hassett* (Seal)
 JAMES E. HASSETT
 (Seal) *Carolyn A. Hassett* (Seal)
 CAROLYN A. HASSETT
 (Seal) (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned JAMES E. HASSETT AND WIFE, CAROLYN A. HASSETT a Notary Public in and for said County, in said State, hereby certify that JAMES E. HASSETT AND WIFE, CAROLYN A. HASSETT 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 20th day of February

Form ALA-31
KENNETH D. WALLIS
ATTORNEY AT LAW
107 COLONIAL CENTER
MONTGOMERY HWY. SO.
VESTAVIA HILLS, AL 36216

Deborah Manley
EBORAH MANLEY (NEE FLEET)
ary Public.
COMMISSION EXPIRES MAY 19, 1981

A. D. 1979
PUBLIC