

This instrument was prepared by

(Name) CLAIRBORNE P. SEIER, ATTORNEY AT LAW 291

(Address) 3349 MONTGOMERY HIGHWAY BIRMINGHAM, ALABAMA 35209

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 }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty One Thousand, Five Hundred Thirty-Eight and 25/100----- DOLLARS (\$51,538.25) and the assumption of the mortgage as recorded in Mortgage Book 338, page 353, in the Probate Office of Shelby County, Alabama, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Bernard O. Marian and wife, Helen C. Marian (herein referred to as grantors) do grant, bargain, sell and convey unto Allen J. Needham and Mary Kennedy Needham

(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:

Tract 18, according to the Survey of Chelsea Estates, as recorded in Map Book 5, page 61, in the Office of the Judge of Probate of Shelby County, Alabama. Minerals and mining rights excepted. Situated in Shelby County, Alabama.

Subject to restrictions, easements, rights of way and building lines of record.

Subject to taxes for 1979.

By acceptance of this deed, grantees agree to assume the indebtedness secured by the above mortgage, and to comply with all the terms, conditions and provisions of the Note evidencing said indebtedness and the mortgage securing the same.

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Shelby Cnty Judge of Probate, AL
03/07/1979 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 5th day of March, 1979

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS (Seal)

Bernard O. Marian (Seal)
BERNARD O. MARIAN

Helen C. Marian (Seal)
HELEN C. MARIAN

Judge of Probate (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

Deed 52.00
Rec. 1.50
Dues 1.00
54.50

General Acknowledgment

I, Claiborne P. Seier, a Notary Public in and for said County, in said State, hereby certify that Bernard O. Marian and wife, Helen C. Marian 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 5th day of March, A. D., 1979

CLAIBORNE P. SEIER
ATTORNEY AT LAW
3349 MONTGOMERY HIGHWAY
BIRMINGHAM, ALABAMA 35209

Notary Public.

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