This instrument was prepared by James C. Pino, Attorney at Law

(Name) Green, Pino & Tanner

P. O. Box 568

(Address) Pelham, Alabama 35124

19790320000033780 1/1 $.00
Shelby Cnty Judge of Probate,AL
03/20/1979 12:00:00AM FILED/CERT

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 Forty-Eight Thousand and no/100 ($48,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Thomas E. Britton and wife, Ruth D. Britton

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

Robert W. O'Connor, Jr. and wife, Judith C. O'Connor

(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 southeast corner of SE¼ of SW¼ of Section 2, Township 21, Range 1 West, and run thence northerly along the east boundary of said ¼-¼, a distance of 606 feet to the southeast corner of L B & Ann Riddle Property; thence run west parallel with the south boundary of said ¼-¼ to the east right-of-way of the Columbiana-Chelsea Road, as now located; run thence southerly along east line of said road to a point 216 feet north of the intersection with the south boundary of said ¼-¼ to a point of beginning; from the point of beginning thus obtained, continue along last described course, 216 feet to intersection with south boundary of said ¼-¼; run thence easterly along the south boundary of said ¼-¼ a distance of 236.5 feet;thence turn left and in a northerly direction run a distance of 293.5 feet; thence turn left and run in a westerly direction a distance of 264.5 feet to the point of beginning; being situated in the SE¼ of the SW¼ of Section 2, Township 21, Range 1 West.

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Grantees herein hereby assume and agree to pay that certain mortgage in favor Collateral Investment Company, dated January 17, 1973; recorded in Mortgage Book 328 page 602 in Probate office,whichsaid mortgage was transferred to Federal Savings & Loan Association,dated March 7, 1975,and recorded in Misc Book 10 page 695 in said Probate Office,which said mortgage was re-recorded in Mortgage Book 329 page 629, in the present principal balance of $23826.54.

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 16th day of March, 1979.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
FILED

(Seal)

79 MAR 20 AM 10: 12

(Seal)

JUDGE OF PROBATE (Seal)

Thomas E. Britton (Seal)

Thomas E. Britton

Ruth D. Britton (Seal)

Ruth D. Britton

(Seal)

Deed 48.00
Rec. 1.50
Ind. 1.00
50.50

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, James C. Pino, a Notary Public in and for said County, in said State, hereby certify that Thomas E. Britton and wife, Ruth D. Britton, whose name 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 16th day of March, A. D., 1979.

James C. Pino
Notary Public.