This instrument was prepared by

131

(Name) Lamar Ham

(Address) 1933 Montgomery Highway, Birmingham, Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR – LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

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

That in consideration of Fourteen Thousand Two Hundred Fifty and No/100---------- DOLLARS
And the assumption of the herein described mortgage
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

R. Larry DeMoss and wife, Susan S. DeMoss

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

Ricky L. Allbritton and wife, Sally S. Allbritton

(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 2, Block 1, according to the First Sector of Indian Valley as recorded in Map Book 5, page 43, in the Probate Office of Shelby County, Alabama.

Subject to:
1. Taxes for the current year.
2. Easements and restrictions of record.

And as further consideration the Grantees herein, hereby expressly assume and promise to pay that certain indebtedness secured by that certain mortgage executed by the Grantors herein to Jefferson Federal Savings & Loan Association, as recorded in Volume 374, Page 50, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness secured thereby.

BOOK 320 PAGE 690

19790718000090390 1/1 $.00
Shelby Cnty Judge of Probate,AL
07/18/1979 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 13th day of July, 19 79

WITNESS:

Mortg 1450
150
100
1700

(Seal) R. Larry DeMoss (Seal)

(Seal) Susan S. DeMoss (Seal)

(Seal) (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that R. Larry DeMoss and wife, Susan S. DeMoss 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 13th day of July A. D., 19 79.

Notary Public.

CORLEY, MONCUS, HALBROOKS & GOINGS
ATTORNEYS AT LAW
SUITE 103
2117 MAGNOLIA AVENUE
BIRMINGHAM, ALABAMA 35205
2102-E CAHABA ROAD
MOUNTAIN BROOK, ALABAMA 35223