This instrument was prepared by

(Name) Ray O. Noojin, Jr. 526

(Address) 605 City Federal Building, Birmingham, AL 35203

19791114000149170 1/1 $.00
Shelby Cnty Judge of Probate,AL
11/14/1979 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 Fifty One Thousand, Seven Hundred Seventy Three and no/100------- ($51,773.00) DOLLARS
($42,273.00 of the above consideration being in the form of a mortgage assumed)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

George T. Mallini and wife, Regina H. Mallini

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

Grady H. Bloodworth and wife, Shirley M. Bloodworth

(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 26, Block 1, and 22' of uniform width off the Northeast side of Lot 25, Block 1, according to the survey of Cahaba Valley Estates, First Sector, as recorded in Map Book 5, Page 84, in the Probate Office of Shelby County, Alabama.

Subject to:

(1) Easements shown by recorded map;
(2) Building line as shown by recorded map;
(3) Restrictions recorded in Volume 272, page 320, in the Probate Office of Shelby County, Alabama;
(4) Right of way to Alabama Power Company & Southern Bell as recorded in Volume 273, page 60, and Volume 274, page 316, in said Probate Office;
(5) Taxes due in the year 1979;
(6) Mortgage from George T. Mallini & wife, Rginia H. Mallini to Birmingham Federal Savings & Loan Association, in the amount of $42,900.00, filed for record May 25, 1977 and recorded in Volume 365, page 33, in Shelby County, Alabama.
(7) Any and all other easements, restrictions and/or rights of way, if any, of record in the aforesaid Probate Office.

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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 31st day of October, 1979.

WITNESS:

Deed 9.50
Rec. 1.50
Ind. 1.00
12.00

(Seal)
(Seal)
(Seal)

George T. Mallini (Seal)
GEORGE T. MALLINI
(Seal)
Regina H. Mallini (Seal)
REGINA H. MALLINI

STATE OF ALABAMA
JEFFERSON COUNTY }

General Acknowledgment

I, Ray O. Noojin, Jr., a Notary Public in and for said County, in said State, hereby certify that George T. Mallini and Regina H. Mallini 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 31st day of October A. D., 1979

Ray O. Noojin, Jr.
RAY O. NOOJIN, JR. Notary Public.