

This instrument was prepared by

840

(Name) Robert R. Sexton, Attorney at Law

(Address) 912 City Federal Building, Birmingham, Alabama 35203

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-One Thousand Five Hundred and no/100---(\$61,500.00)-----DOLLARS and the assumption of the hereinafter described mortgage

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

William Douglas Heslop and wife Patricia Bush Heslop

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

Melvin H. Moulton and wife Ruth I. Moulton

(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 3, Block 9, according to the survey of Kerry Downs, as recorded in Map Book 5, pages 135 and 136, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

Ad valorem taxes for the year 1980.

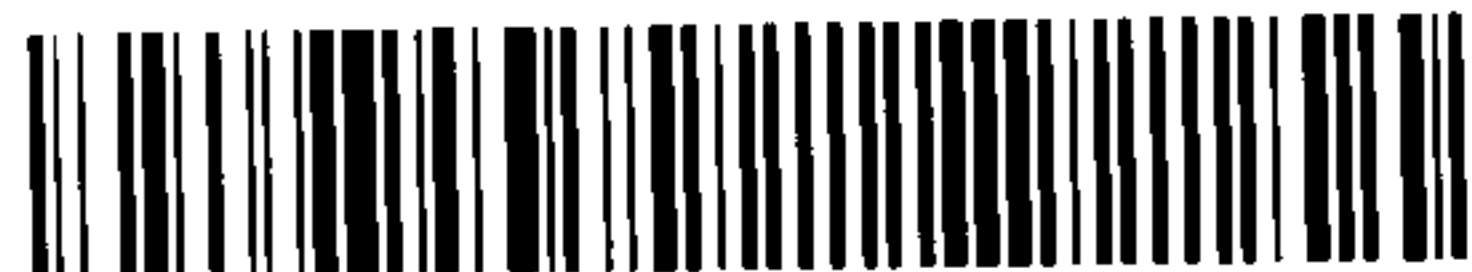
10 foot easement on north, east and west as shown by recorded map.

Restrictions recorded in Misc. Vol. 5, page 86, and Misc. Vol. 5, page 268, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto recorded in Vol. 305, page 890, in said Probate Office.

Right of way to Alabama Power Company recorded in Volume 281, page 497; Misc. Vol. 5, page 625 and Misc. Vol. 5, page 626, in said Probate Office.

And as a further part of the consideration herein, the Grantees assume and agree to pay the balance of that certain mortgage heretofore executed by William Douglas Heslop and wife Patricia Bush Heslop to Citizens Mortgage Corporation, filed for record May 21, 1974 and recorded in Volume 339, page 263, in Shelby County, Alabama and transferred to Manufacturers Hanover Trust Co., in Misc. Vol. 9, page 101, in Shelby County, Alabama.



19791127000153270 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/27/1979 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 16 day of November, 1979.

WITNESS:

(Seal) William Douglas Heslop (Seal)

(Seal) Patricia Bush Heslop (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 William Douglas Heslop and wife Patricia Bush Heslop 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 16 day of November, A. D., 1979.

BARNETT, TINGLE, NOBLE & SEXTON

ATTORNEYS AT LAW

SUITE 812-823 CITY FEDERAL BUILDING

2028 SECOND AVENUE NORTH

Notary Public.