

This instrument was prepared by  
 (Name) Daniel M. Spitler  
 (Address) Pelham, Al. 35124



This Form furnished by:  
**Cahaba Title, Inc.**  
 1970 Chandalar South Office Park  
 Pelham, Alabama 35124  
 Representing St. Paul Title Insurance Corporation

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-**

19800313000031290 Pg 1/1 .00  
 Shelby Cnty Judge of Probate, AL  
 03/13/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA }  
 SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS.**

That in consideration of Nine Thousand, Seven Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Harvey Mack Abbott and wife, Janie R. Abbott

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

S. V. Boren and Betty B. Boren

(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 80, according to the survey of Kingwood, Third Sector, as recorded in Map Book 7 Page 26 in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

And as further consideration, the grantees herein expressly assume and promise to pay that certain mortgage to Molton, Allen & Williams, Inc. dated November 1, 1978, and recorded in Mortgage Book 384 Page 776, which was transferred to Federal National Mortgage Association as shown by Misc. Book 28 Page 436 in Probate Office of Shelby County, Alabama.

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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 28th day of February, 1980

WITNESS: STATE OF ALABAMA SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED (Seal)  
 1980 MAR 13 AM 8:56 (Seal)  
 Thomas A. Brantley, Jr. JUDGE OF PROBATE (Seal)

*Harvey Mack Abbott* (Seal)  
 Harvey Mack Abbott (Seal)  
*Janie R. Abbott* (Seal)  
 Janie R. Abbott (Seal)

STATE OF ALABAMA }  
 SHELBY COUNTY } **General Acknowledgment**  
 Recd 10.00  
 Reg. 1.50  
 Sub. 1.00  
 12.50

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Harvey Mack Abbott and wife, Janie R. Abbott whose names are signed to the foregoing conveyance, and where 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 28th day of February A. D., 1980

Form ALA-31  
*Daniel M. Spitler*  
*Daniel M. Spitler* Notary Public.