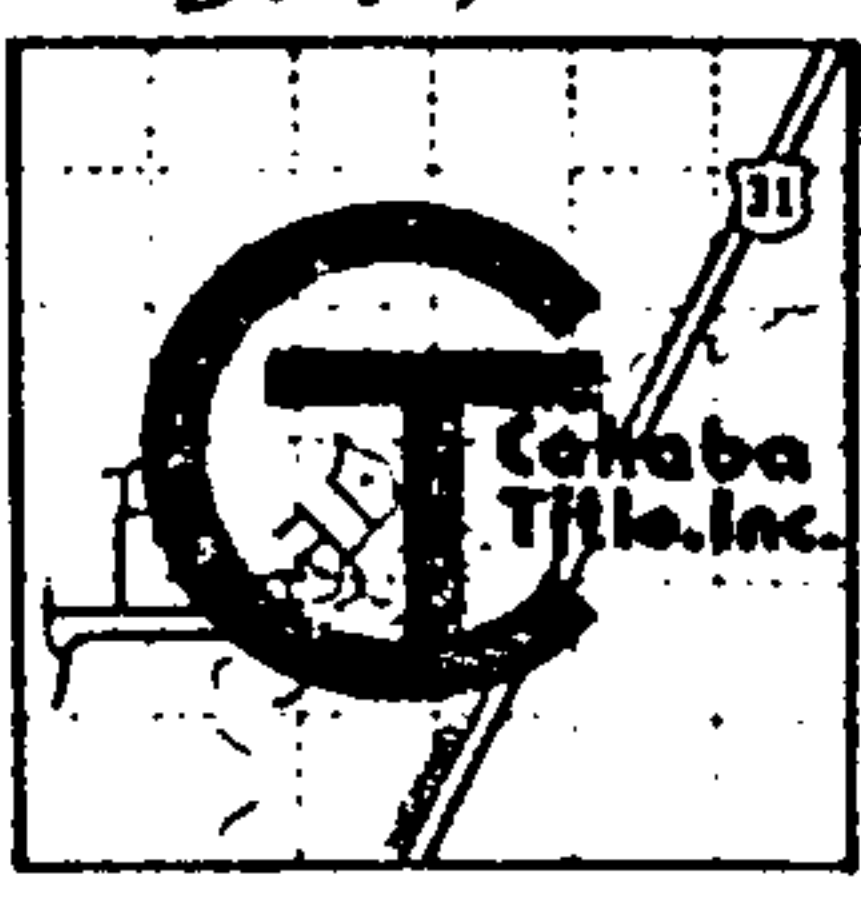


274

This instrument was prepared by
(Name) D. 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

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

1,438⁷⁰

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

19800408000041240 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
04/08/1980 00:00:00 FILED/CERTIFIED

That in consideration of Forty-three Thousand and no/100-----Dollars

to the undersigned grantor, Citizens Bank & Trust Company a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Robert E. Britton, Jr. and Linda G. Britton

(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:

A certain lot in the S $\frac{1}{2}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West,
more specifically described as follows: Beginning at the southeast corner of the NW $\frac{1}{4}$
of NW $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West, and run North 230 feet; thence
West 300 feet to the point of beginning; thence run North 190 feet; thence run West
100 feet; thence run South 190 feet; thence run East 100 feet to the point of beginning.

The grantor hereinabove named is one and the same as the grantee in that certain
foreclosure deed dated March 5, 1979, and recorded in Deed Book 318 Page 322 in
Probate Office of Shelby County, Alabama.

~~\$28,000.00~~
~~\$30,000~~ of the above consideration is paid by the assumption of that certain
mortgage to United Federal Savings & Loan Association recorded in Mortgage Book 355
Page 646 in Probate Office.

BOOK 325 PAGE 845

*\$13061.26 of the above consideration was paid by a purchase
money second mortgage given by the Grantees to Grantor
herein simultaneously herewith.*

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7 day of April, 1980

ATTEST: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

CITIZENS BANK & TRUST COMPANY

By [Signature] President

1980 APR -8 AM 8:32

Deed tax - 2.00
Rec 1.50
1.00
4.50

STATE OF ALABAMA }
COUNTY OF SHELBY } [Signature]
JUDGE OF PROBATE

I, the undersigned
State, hereby certify that H. S. Barr
whose name as President of Citizens Bank & Trust Company
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being
informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 7 day of May, 1980

Form ALA-33

[Signature]
Notary Public

Daniel M. Spitler