



american title insurance company

2119-3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-81

Pelham, Ala



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Shelby Cnty Judge of Probate, AL
05/13/1981 00:00:00 FILED/CERTIFIED

This instrument was prepared by

(Name) L. Bruce Dickson, Attorney

(Address) 1900 Crestwood Blvd. Birmingham, Al. 35210

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Five Thousand and no/100 (\$25,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Stephen P. Zelnak, Jr. and wife, Judy D. Zelnak

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

Michael W. McDonald and wife, Kathryn G. McDonald

(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 23, Block 3, according to the survey of Wooddale, Second Sector, as recorded in Map Book 5, page 120 in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions and right of ways of record.

The Grantees herein as part of the consideration recited above hereby agree to assume and pay that certain mortgage heretofore executed to Johnson-Rast & Hays Company as recorded in Volume 346, page 804 in the Probate Office of Shelby County and assigned to City Federal Savings and Loan Association as recorded in Volume 12, page 186 in said Probate Office.

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 12th day of May, 1981.

WITNESS:

Deed TAX 25.00 (Seal)
Rec 1.50
Ind 1.00
27.50
1981 MAY 13 AM 8:30 (Seal)

Stephen P. Zelnak, Jr. (Seal)
Stephen P. Zelnak, Jr.
Judy D. Zelnak (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 Stephen P. Zelnak, Jr. and wife, Judy D. Zelnak, 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 12th day of May, A. D., 1981.

RETURN TO:

L. Bruce Dickson, Attorney

Notary Public.