

THIS INSTRUMENT WAS PREPARED BY:

(Name) William H. Halbrooks, Attorney 704

(Address) Suite 820 One Independence Plaza B'ham, AL 35209

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

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Twenty Three Thousand Five Hundred and no/100----- DOLLARS

and the assumption of the mortgage herein:

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

James W. Battles, III and wife, Karen L. Battles

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

Donald C. Miller and June C. Miller

(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 57, according to the Survey of Valley Forge as recorded in Map Book 6, page 60, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Engel Mortgage Company, Inc. as recorded in Mortgage Book 361, page 679, and assigned to Federal National Mortgage Association as recorded in Misc. Book 18, page 628, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.



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Shelby Cnty Judge of Probate, AL
05/20/1981 00:00:00 FILED/CERTIFIED

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 ~~my~~ (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 15th day of May, 1981

WITNESS:

Deed - 2350
Rec 150
150 MAY 20 1981
8:55
(Seal) 100
2600
(Seal)

James W. Battles III
James W. Battles, III (Seal)

Karen L. Battles
Karen L. Battles (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, James W. Battles, III and wife, Karen L. Battles, a Notary Public in and for said County, in said State, hereby certify that 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 15th day of May, A. D., 1981

William H. Halbrooks
Notary Public.