



(Name) James J. Robinson, Attorney
1600 Bank for Savings Building
(Address) Birmingham, Alabama 35203

Form 1-15 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Seventy-Two Thousand, Six Hundred and 00/100 (\$72,600.00) DOLLARS and the assumption of the first mortgage hereinafter described

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Dwight A. Sandlin and wife, Regina R. Sandlin

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

Harold E. Hite, Jr. and wife, Cynthia H. Hite

(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 60 according to the survey of Meadowbrook Second Sector First Phase as recorded in Map Book 7, page 65, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes due in the year 1981 which are a lien but not due and payable until October 1, 1981.
2. 35 foot building line as shown by recorded map.
3. 5 foot easement on rear and west as shown by recorded map.
4. Restrictions contained in Misc. Volume 21, page 742 and Misc. Volume 25, page 825 in the Probate Office of Shelby County, Alabama.
5. Right of way to Alabama Power Company recorded in Volume 313, page 862, in said Probate Office.
6. Mineral and mining rights and rights incident thereto recorded in Volume 66, page 34, in said Probate Office.
7. Mortgage from Dwight A. Sandlin and wife, Regina R. Sandlin to Home Federal Savings & Loan Association filed for record May 22, 1979 and recorded in Volume 391, page 865, in the said Probate Office, which mortgage the grantees have agreed to assume and pay as evidenced by their acceptance of this conveyance.

\$30,000.00 of the purchase price recited above was paid through the execution and delivery by the grantees to the grantors of a purchase-money mortgage executed and delivered simultaneously with this conveyance.

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 24th day of June, 1981.

WITNESS: Secretary 4300
Dec 150
Jan 1-CA (Seal)
45 50 (Seal)
JUN 26 11 8 20
see file #113-584
(Seal)

Dwight A. Sandlin (Seal)
Regina R. Sandlin (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 Dwight A. Sandlin and wife, Regina R. Sandlin, whose names are signed to the foregoing conveyance, and who are 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 24th day of June, A. D., 1981

Notary Public seal and signature

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