

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

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Shelby Cnty Judge of Probate, AL  
12/11/1981 00:00:00 FILED/CERTIFIED

Form 1-1.5 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 THREE THOUSAND AND NO/100 (\$3,000.00) DOLLARS

and the assumption of the hereinafter described mortgage to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Robert Harold Wheeler, a single man; and Martha E. Wheeler, a single woman

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

Florence Louise Boykin, a widow, and her son, J. T. Boykin, Jr., a single man

(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 8 in Block 1, according to survey and map of Pine Grove Camp, situated and being in the SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 12, Township 24, Range 15 East, as shown by the map on file in the Probate Office of Shelby County, Alabama in Map Book 4, page 8, situated in Shelby County, Alabama.

As a part of the consideration hereof, grantees herein assume and agree to pay as the same becomes due the unpaid balance of that certain mortgaged indebtedness evidence by that certain mortgage to Real Estate Financing, Inc. dated December 8, 1976 recorded in Probate Office of Shelby County, Alabama in Mortgage Book 360, page 327, which mortgage was corrected by mortgage recorded in Mortgage Book 361, page 91 in said Probate Office.

Grantor, Martha E. Wheeler, as a part of the consideration for the conveyance of the hereinabove described property waives and releases any and all claims which she might have to the hereinabove described property as stated in that certain divorce Decree and Agreement between the grantors as ordered by Judge Harold E. Walden on March 23, 1981; grantor, Martha E. Wheeler, further hereby acknowledges that she has received one-half of the equity proceeds paid as consideration for this conveyance.

Jamie E. Culver  
Witness

Lonny Jackson  
Witness

Martha E. Wheeler  
Martha E. Wheeler

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 11<sup>th</sup> day of December, 1981

WITNESS:

RECEIVED TAX 3.00  
DEC 11 1981 PM 1:12  
S. S. [Signature]  
(Seal)

Robert Harold Wheeler  
(Robert Harold Wheeler)  
(Seal)  
(Martha E. Wheeler)  
Martha E. Wheeler  
(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Harold Wheeler and Martha E. Wheeler, 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 11<sup>th</sup> day of December, A. D., 1981.

Wallace, Ellis, Head & Fowler  
Attorneys

[Signature]  
Notary Public.