

FRANK K. BYNUM. ATTORNEY

3410 INDEPENDENCE DRIVE. BIRMINGHAM. ALABAMA 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

4950 Meadbrook Way
Birmingham, AL 35243

19811230000137510 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
12/30/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY NINE THOUSAND SEVEN HUNDRED ELEVEN AND 82/100-----(\$39,711.82) 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,

Larry T. Billits and wife, Jan S. Billits
(herein referred to as grantors) do grant, bargain, sell and convey unto

Donoval E. Wheeler and wife, Jewell S. Wheeler

(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 74, according to the Survey of Meadow Brook, Second Sector, First Phase, as recorded in Map Book 7, Page 65, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

As part of the consideration herein, the grantees agree to assume and pay the unpaid balance of that certain mortgage to Real Estate Financing, Inc., as recorded in Mortgage Book 398, Page 783, and assigned to Life and Casualty Insurance Company of Tennessee by instrument recorded in Misc. Volume 34, Page 149, in the Office of the Judge of Probate of Shelby County, Alabama.

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 29th day of October, 1981.

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

Larry T. Billits
_____(Seal)

Jan S. Billits
_____(Seal)

_____(Seal)

STATE OF FLORIDA

_____(Seal)
COUNTY

Seal 40.00
Rec. 1.50
Ind. 1.00
42.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry T. Billits and wife, Jan S. Billits 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of October, A. D., 1981.

(SEAL)

NOTARY PUBLIC STATE OF FLORIDA
My Commission Expires OCT 29 1982
RECORDED THIS GENERAL INS. UNDERWRITERS