

(Name) (cjc) Randolph H. Schneider, Attorney at Law

(Address) 1760 The Exchange, Suite 200A, Atlanta, GA 30339

Form 1-1-5 Rev. 1-68

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

Birmingham, Alabama

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

C 923,151.87

That in consideration of TEN AND NO/100-----(\$10.00)----- DOLLARS

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

JAMES A. BULLOCK and wife, REGENIA A. BULLOCK

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

RANDALL P. MAXWELL and wife, CAROL G. MAXWELL

(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 7, Block 3, according to the map and survey of Mission Hills, First Sector, as recorded in Map Book 6, page 47, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

As part of the consideration herein the grantees herein agree to assume and pay the unpaid balance of that certain mortgage in favor of Engel Mortgage Company, Inc. dated March 7, 1977, and recorded in Mortgage Book 363, at Page 79, in the Probate Office of Shelby County, Alabama, which mortgage was assigned to Federal National Mortgage Association, by instrument dated April 26, 1977 and recorded in Miscellaneous Book 19, at Page 610, in said Probate Office.

Sales price of the property is exactly \$65,323.00 of which \$42,171.13 is represented by the assumption of the hereinabove described mortgage loan.

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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 November 30<sup>th</sup> day of 19 81.

WITNESS:

Deed Tax 23.00 STATE OF ALA. SHELBY CO. 1.50 I CERTIFY THIS INSTRUMENT WAS FILED 26.00 1982 JAN 28 AM 8:55

James A. Bullock (Seal)  
JAMES A. BULLOCK

Regenia A. Bullock (Seal)  
REGENIA A. BULLOCK

STATE OF ALABAMA  
Jefferson COUNTY  
JUDGE OF PROBATE

I, Betty G BRANCH, a Notary Public in and for said County, in said State, hereby certify that James A. Bullock and wife, Regenia A. Bullock 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 that they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of November A. D., 19 81

PORTERFIELD, SCHOLL, BAINBRIDGE  
MIMS, CLARK & HARPER, P.A.

#2 OFFICE PARK CIRCLE  
POST OFFICE BOX 7688 A

Betty G Branch  
Notary Public.

My Commission Expires July 11, 1984

