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Mr. Edward J. Selleck
3317 McGregor Moor
Birmingham, AL 35243

This instrument was prepared by

(Name) Dale Corley
(Address) 2100 16th Avenue South

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 One Hundred Twenty Seven Thousand Seven Hundred and 00/100-----DOLLARS

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

Charles Bonovitch, Jr. and wife, Joyce Bonovitch

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

Edward J. Selleck and Theresa M. Selleck

(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 3, Block 3, according to the survey of Kerry Downs, a Subdivision of Inverness as recorded in Map Book 5, Page 135 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, and restrictions of record.

\$97,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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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 22nd day of May, 1982

WITNESS: *STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED 1982 MAY 26 AM 10:12*
See to top 3100
Bo 150
33 50
Charles Bonovitch, Jr. (Seal)
Joyce Bonovitch (Seal)
Thomas A. Shandley, Jr. (Seal)
JUDGE OF PROBATE (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 Charles Bonovitch, Jr. and wife, Joyce Bonovitch 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 22nd day of May, A. D., 1982

CORLEY, MONCUS, DE BUYS, GOINGS, THUSTON & BEAVERS
ATTORNEYS AT LAW
SIXTEENTH AVENUE SOUTH
POST OFFICE BOX 3418
[Signature] Notary Public.