

SEND TAX NOTICE TO:
David W. Annand

1009 Autumn Circle
Maylene, AL 35114

1109

THIS INSTRUMENT PREPARED BY:

Frank K. Bynum
2100 16th Avenue, South
Birmingham, AL 35205

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of ELEVEN THOUSAND SEVEN HUNDRED AND NO/100 (\$11,700.00) AND THE ~~ASSUMPTION~~ 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,
H. Thomas Smith, Jr. and wife, Cynthia S. Smith

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

David W. Annand and wife, Therese D. Annand

(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 5, according to the Survey of Eagle Wood Estates, First Sector,
as recorded in Map Book 7, Page 45, in the Probate Office of Shelby
County, Alabama.

Subject to existing easements, restrictions, building 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 City Federal Savings and Loan Association, recorded in Mortgage Book 384, Page 841.

H. Thomas Smith, Jr., the grantor herein, is one and the same person as H. Thomas Smith.

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:

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 and seal, this 20th day of June, 19 83.

WITNESS:

ALABAMA
COUNTY OF SHELBY
RECORDED
1983 JUN 23 AM 9:34

Deed TAX 12.00
Rec 1.50
Jed 1.00
14.50

H. Thomas Smith, Jr.
Cynthia S. Smith

State of

ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. Thomas Smith, Jr. and wife, Cynthia S. Smith 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 20th day of June A. D., 19 83