

Time that he 1970 Chandalar South Office Park

Representing St. Paul Title Insurance Corporation

Pelham, Alabama 35124

WARRANTY DEED, JOINTLY POR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy-One Thousand Five Hundred and NO/100th (\$71,500.00) ---- DOLLARS

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

William A. Maddox, Jr. and wife, Caroline H. Maddox

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

James D. Feltham and wife, Juli B. Feltham (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 She 1by 

Lot 72, according to the survey of Portsouth, Third Sector as recorded in Map Book 7, Page 110 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

| PACE 164 Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$63.500.00 of the above recited purchase price was paid by a mortgage loan closed simultaneously herewith.

GRANTOR'S ADDRESS:

148

GRANTEES' ADDRESS:

Maddox Development P. O. Box 55265 Birmingham, AL 35255

1724 Port South Lane Alabaster, Alabama 35007

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 1 28th
day	June 19 83
_	NESS: STEDFALA SHELSY CO.  NESS: STEDFALA SHELSY CO.  NESS: STED WAS FILED (San)
	William A. Maddok Jr.
	(Seal)
:	Dand TAX 8.00
; #-+	SHELBY COUNTY General Acknowledgment
l <sub>t</sub>	the undersigned  by certify that William A. Maddox, Jr. and wife, Caroline H. Maddox  se name are
who	se name are
on t	se name are signed to the foregoing conveyance, and who are known to me, acknowledged before me his day, that, being informed of the contents of the conveyance they
on t	he day the same bears date.  Given under my hand and official and this 28th
	Given under my hand and official seal this 28th day of June A. D. 19.83
İ	Notary Public.