

1465

This instrument was prepared by

(Name) Earl C. Bloom, Jr., Attorney  
1330 City Federal Building  
(Address) Birmingham, Alabama 35203

Form 1-15 Rev. 1-88  
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY-SIX THOUSAND FIVE HUNDRED AND NO /100 (\$56,500.00) - - - DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Jerry F. Russell and wife, Margaret H. Russell,

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

Ross Wayne Feenker and Linka H. Feenker

(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 55, Woodland Hills, 1st Phase, 4th Sector, as recorded in Map Book 6, Page 24, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Except as follows:

1. Ad valorem taxes for the year 1983, which are a lien but not yet due or payable.
2. Restrictions appearing of record in Misc. Book 9, Page 11, Shelby County Probate Office.
3. Right of Way granted to Alabama Power Company by instrument recorded in Deed 107, Page 526.
4. 35 foot building line from Maple Street and a 10 foot easement running along the Southwesterly boundaries for public utilities as shown on recorded map.

\$54,150.00 of purchase price recited above was paid by mortgage loan closed simultaneously herewith.

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 27th day of June, 1983

WITNESS:

Deed TAX 2.50  
Rec 1.80  
Snd 1.00  
5.00  
1983 JUN 30 AM 10:45  
see Mtg 433-123  
JUDGE OF PROBATE

Margaret H. Russell (Seal)  
Jerry F. Russell (Seal)

STATE OF ALABAMA }  
JEFFERSON COUNTY }

General Acknowledgment

I, Earl C. Bloom, Jr., a Notary Public in and for said County, in said State, hereby certify that Jerry F. Russell and wife, Margaret H. Russell, 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 27th day of June, A. D., 1983

Earl C. Bloom, Jr. Public.  
Jefferson County, Alabama  
316-2145th No B/ham 35203

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