

340
This instrument was prepared by

This Form furnished by:

(Name) COURTNEY H. MASON, JR.

Cahaba Title, Inc.

(Address) P. O. BOX 1007

Highway 31 South at Valleydale Road

P. O. Box 689

Pelham, Alabama 35124



Policy Issuing Agent for

Safeco Title Insurance Co.

TELEPHONE: 988-5600

ALABASTER, ALABAMA 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY-FIVE THOUSAND AND NO/100TH (\$55,000.00) DOLLARS

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

JACK L. BAILEY AND WIFE, SUE ANN BAILEY

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

ROBERT WAYNE BEST AND WIFE, JUDY L. BEST

(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 10, in Block 6, according to the Survey of Green Valley, Second Sector, as recorded in Map Book 6, Page 21, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

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

\$55,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTORS' ADDRESS: _____

GRANTEES' ADDRESS: 319 Joye Lane, Montevallo, Alabama 35115

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 7TH day of OCTOBER, 1983

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

1983 OCT -7 PM 4:41

in Mtg H37-590

JUDGE OF PROBATE

JACK L. BAILEY

SUE ANN BAILEY

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED

hereby certify that JACK L. BAILEY AND SUE ANN BAILEY 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 HAVE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7TH day of OCTOBER, A. D. 1983