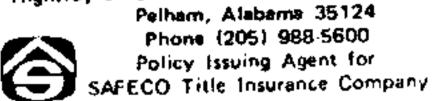
This Foun Winisher Dy-

Highway 31 South at Valleydale Rd., P.O. Box 689



(Name) Courtney H. Mason, Ir.

∑P. O. Bóx 360187 (Address)Birmingham. Alabama 35236-0187

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

040 MGE 729

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ومستقفي والمراجع والمستقل المراجة بأرياد فالمنطب والمستقد

SHELBY

KNOW ALL MEN BY THESE PRESENTS.

SEVEN THOUSAND AND NO/100TH (\$7,000.00)-----That in consideration of ....

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

GEORGE RONALD SEARS, AN UNMARRIED MAN

(herein referred to as grantors) do grant, bargain, sell and convey unto JERRY GLENN YANCY AND WIFE, CAROL JOYCE YANCY

(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 SHELBY 

Lot 36, according to the survey of Scottsdale, First Addition, as recorded in Map Book 7, page 14, 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.

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to AmSouth Bank, N.A., dated March 21, 1984, in the amount of \$61,600.00 and recorded in Mortgage Book 445, page 503, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

\$1,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantees' Address: 1036 Henry Drive, Alabaster, Alabama 35007

THIS DEED IS BEING RE-RECORDED TO REFLECT THE VA CLAUSE ATTACHED AS EXHIBIT A

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, I have hereunto set my hand(s) and seal(s), this. 7th

(Seal)

1985 JUN 12 PM 6 22

(Seal)

JUDGE II ITIEATE (Seal)

(Seal)

STATE OF ALABAMA

SHELBY. COUNTY

General Acknowledgment

Novary, Public in and for said County, in said State. I. the undersigned
George Ronald Sears, an unmarried man hereby certify that

whose name ......18 ......... signed to the foregoing conveyance, and who

.... (Seal)

18, known to me, acknowledged before me .... executed the same voluntarily

on this day, that, being informed of the contents of the conveyance on the day the same bears date. Given under my hand and official seal this ... 7th ....day of

My Commission Expires April 9, 1987

Notary Public.

Form ALA-31

## EXHIBIT A

Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain mortgage made by George Ronald Sears to AmSouth Bank, which mortgage is recorded in the Office of the Judge of the Probate Court of Shelby County, Alabama, in mortgage record volume 445 page 503. And for the same consideration Grantees herein hereby assume the obligations of George Ronald Sears, under the terms of the instruments and VA Regulations authorizing, creating and securing the loan to indemnify the VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

PA

STATE OF ALL ENELTY CO.

I CERTIFY THIS
INSTRUMENT OF THE STATE OF THE STATE OF ALL ENELTY CO.

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RECORDING FEES

Mortgage Tax

Deed Tax

Carrected

Mineral Tax

Recording Fee

Index Fee

TOTAL

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Carrected

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