

2901

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 \$275.00 and assumption of mortgage as hereinafter provided for DEKKARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, B. H. Cadle and wife, Mary Kate Cadle

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

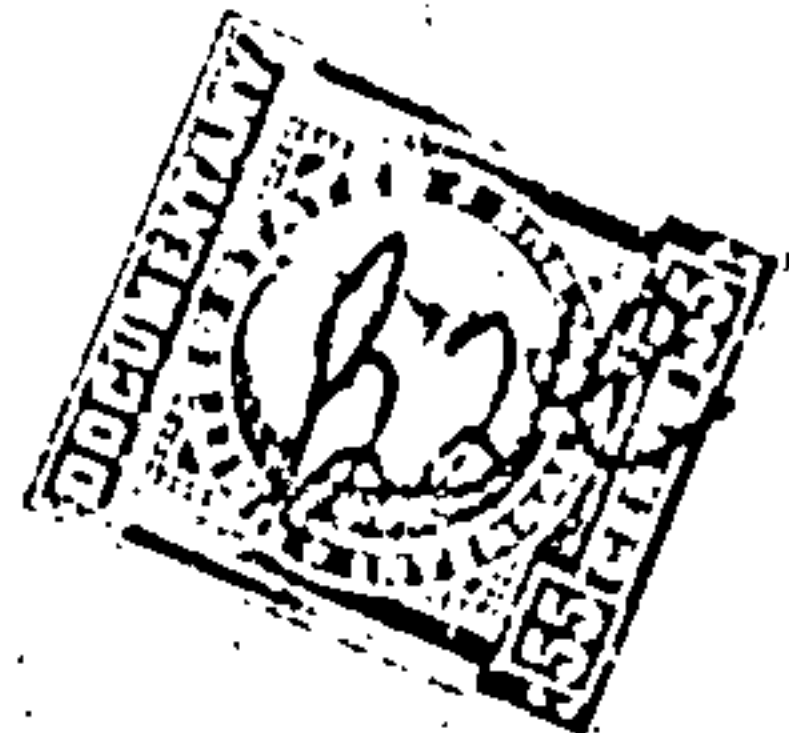
Melvin J. Walls and wife, Mary E. Walls

(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:

Lots 3 and 4 in Block 31, according to map of South Calera, Alabama, as recorded in Map Book 3, page 40, in the Probate Office of Shelby County, Alabama.

As a part of the consideration for this conveyance, the grantees herein assume and agree to pay the indebtedness secured by that certain mortgage from John David Ellison and Pauline Kay Ellison to Jefferson Federal Savings and Loan Association of Birmingham, Alabama dated March 28, 1961 of record in Mortgage Book 270, page 534, as corrected by mortgage of same date of record in Mortgage Book 271, page 149 in the office of the Judge of Probate of Shelby County, Alabama, which said mortgage was heretofore assumed by grantors herein by deed dated November 2, 1962 and recorded in the Probate Office of Shelby County, Alabama in Deed Book 223, page 14, upon which there is a balance due on said mortgage of \$6,464.86.

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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 March, 14, 1963.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 2 PM
3/14/63
RECORDED & INTO TAX
& SALES TAX HAS BEEN
PD. ON THIS INSTRUMENT.

B. H. Cadle
(B. H. Cadle)

Mary Kate Cadle
(Mary Kate Cadle)

STATE OF ALABAMA

SHELBY

COUNTY

Correll M. Fowler
JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that B. H. Cadle and wife, Mary Kate Cadle 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 14 day of March, A. D., 1963.

Janet Littleton
Notary Public, State of Alabama at Large
My Commission Expires February 12, 1964
Bonded by U. S. F. & C.

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