

5269

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 ONE DOLLAR & other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Roy Bryan Redmon and wife, Celene O. Redmon
(herein referred to as grantors) do grant, bargain, sell and convey unto

James H. Threet and wife, Frances Threet
(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 15 and 16 in Block 8 according to survey and map made by H. W. Cannon, a registered surveyor and filed in the Probate Office of Shelby County, Alabama on May 10, 1955 and recorded in Map Book 3, page 156 in said Probate Office, which said map is entitled "Alabaster Gardens" being a subdivison of part of S $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 35, Township 20, Range 3 West.

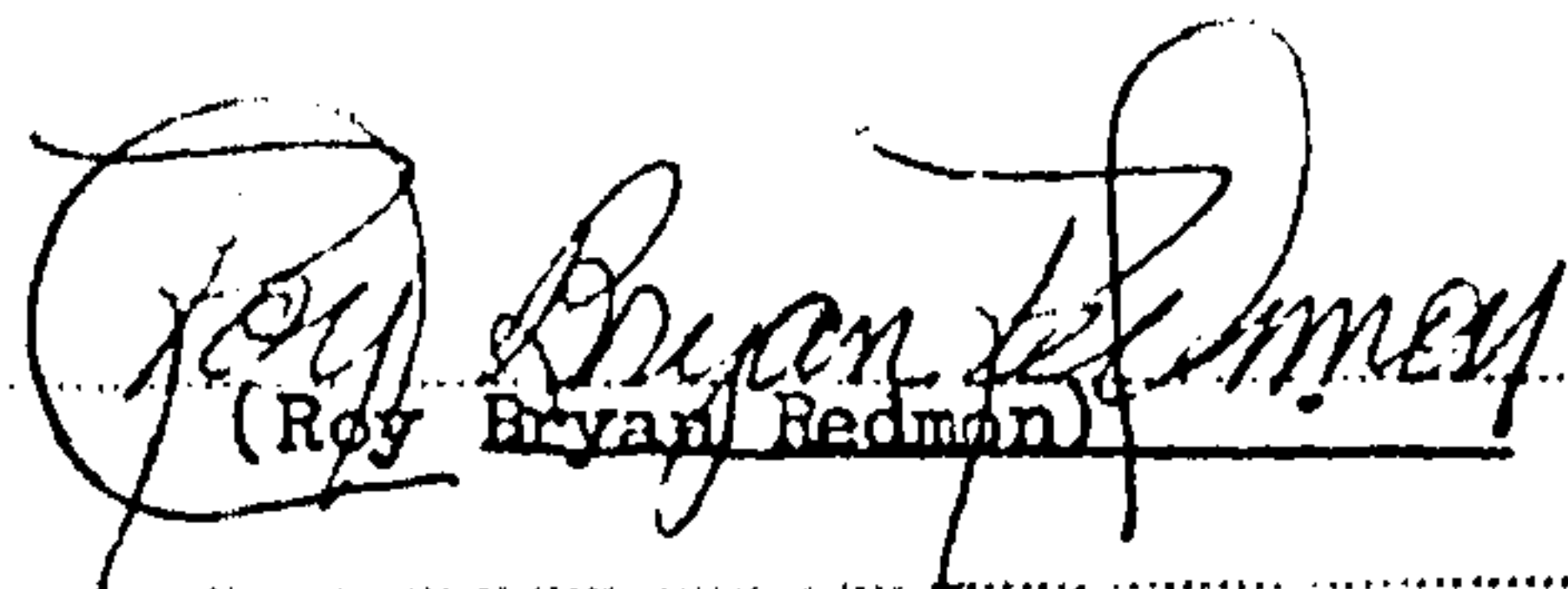

As a part of the consideration hereof, grantees assume and agree to pay as the same shall become due that certain mortgaged indebtedness evidenced by mortgage from grantors herein to Guaranty Savings & Loan Association recorded in the Probate Office of Shelby County, Alabama, in Mortgage Book 285, page 900, upon which said indebtedness grantors covenant there is a total of \$11,160.26 unpaid.

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 day of July, 1965.

WITNESS:

 (Seal)
(Roy Bryan Redmon)
 (Seal)
(Celene O. Redmon)

STATE OF ALA. SHELBY CO.
I CERTIFY THAT THIS DEED
WAS FILED ON 2-16-66
RECORDED
& S. 32
PD, C. 7

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy Bryan Redmon and wife, Celene O. Redmon 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 day of July, A. D., 1965.

Notary Public.

BOOK 236 PAGE 508