

This instrument was prepared by

(Name) James J. Odom, Jr. 736

(Address) 620 North 22nd Street, Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

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

That in consideration of Three Thousand Five Hundred and no/100-----DOLLARS
(and the assumption of the below described mortgage)

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

Larry B. Mantooth and wife, Carol Jane Mantooth

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

Jack H. Graves and Evelyn L. Graves

(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 5, according to the Survey of Navajo Hills, Third Sector, as recorded in Map Book 5, Page 56, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to easements and restrictions of record.

And as further consideration, the Grantees herein, hereby expressly assume and promise to pay that certain indebtedness secured by that certain mortgage in favor of Engel Mortgage Company, Inc. recorded in Mortgage Book 321, Page 527, and assigned to Mortgage Guaranty Insurance Corporation by instrument recorded in Mortgage Book 1, Page 767, in aforesaid Probate Office, according to the terms and conditions of said mortgage and the indebtedness secured thereby.



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Shelby Cnty Judge of Probate, AL
11/02/1972 12:00:00 AM FILED/CERT

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 September, 19 72.

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)
Larry B. Mantooth

(Seal)
Carol Jane Mantooth

(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry B. Mantooth and wife, Carol Jane Mantooth 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 27 day of September, A. D., 19 72.

Notary Public.

Commission Expires 6-14-73