

(Name) Dorothy S. Adams

(Address) 3440 Strollaway Drive Birmingham, AL 35226

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA }  
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and No/100 Dollar and the Assumption of the Hereinbelow Described Mortgage

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

Kenneth Franklin Koller and wife Wilma Lea Koller  
(herein referred to as grantors) do grant, bargain, sell and convey unto

James Melvin Jones and wife Doris H. Jones  
(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 1, Block 1, according to the map and survey of Oak Mountain Estates, as recorded in Map Book 5, Page 57, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama

Subject to easements and restrictions of record.

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 Kenneth Franklin Koller and wife, Wilma Lea Koller to Molton, Allen & Williams, INC. which mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in mortgage record volume 319, Page 614. And for the same consideration Grantees herein hereby assume the obligations of Kenneth Franklin Koller and Wilma Lea Koller 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.



19730705000038150 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
07/05/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1973 JUL -5 AM 10:14  
U.C.C. FILE NUMBER  
BK. & PAGE AS SHOWN ABOVE  
Cora M. Stewart  
JUDGE OF PROBATE

BOOK 281 PAGE 160

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 29th day of June, 1973

WITNESS:

Mary Clay Smith (Seal)  
(Seal)  
(Seal)

Kenneth Franklin Koller (Seal)  
Wilma Lea Koller (Seal)  
(Seal)

STATE OF ALABAMA }  
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth Franklin Koller and wife, Wilma Lea Koller 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 29th day of June, A. D., 1973

[Signature]  
Notary Public.