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3278

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

JEFFERSON COUNTY

Know All Men By These Presents,

That in consideration of --Nine Thousand Five Hundred and no/100-- and the DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Donald W. Cumming and wife, Susan S. Cumming

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

Kent E. Myers and wife, Patricia A. Myers

(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 25, in Block 7, according to the Survey of Oak Mountain Estes, Third Sector, as recorded in Map Book 5, Page 83, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to Taxes for the year 1974 a lien not yet due and payable.

Subject to Restrictions, easements and building set back lines of record.

As a part of the consideration the grantees hereby assume and agree to pay according to the terms and tenor thereof that certain mortgage executed by Donald W. Cummin and wife, Susan S. Cumming to Birmingham Federal Savings and Loan Association as recorded in Mortgage Book 326, Page 503 in the Probate Office of Shelby County. Principal balance being \$25,361.70.

BOOK 284 PAGE 862



19740124000003760 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
01/24/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1974 JAN 24 AM 9:18  
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE  
Come by Auditor  
JUDGE OF PROBATE

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: except as hereinabove noted

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 and seal, this 21st day of January, 1974

WITNESS:

Donald W. Cumming  
Susan S. Cumming

State of ALABAMA

SHELBY COUNTY

General Acknowledgement

I, The Undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald W. Cumming and wife, Susan S. Cumming, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of January, A. D., 1974.

John Cole  
Notary Public