

USDA-FHA
FHA-AL-427-4
(9-14-72)

Position 5

This Instrument was Prepared by
Harrison and Conwill
Columbiana, Alabama

7265
WARRANTY DEED

(For Transfer Cases) - Joint Tenants With Right of Survivorship

STATE OF ALABAMA

COUNTY OF Shelby

THIS INDENTURE, made this 26th day of July, 19 74, between

Terry B. Allison and wife, Donna M. Allison

of Shelby County, State of Alabama, party(ies) of the first part, and
Solon D. Sellers and Judy C. Sellers

of Shelby County, State of Alabama, parties of the second part;
WITNESSETH: That the said party(ies) of the first part, for and in consideration of the sum of One Dollar (\$1.00) to them in hand paid by the said parties of the second part, and for other good and valuable considerations, the receipt whereof is hereby acknowledged, has (have) granted, bargained, sold and conveyed and by these presents does (do) grant, bargain, sell and convey unto the said parties of the second part, as joint tenants with the right of survivorship, the following

described land, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 31 according to the map and survey of Oakdale Estates, as recorded in Map Book 5 page 98 in the Probate Office of Shelby County, Alabama.

BOOK 288

19740729000037150 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/29/1974 12:00:00AM FILED/CERT

BOOK 288 PAGE 86

The above-described land is subject to the following described mortgage(s):

1. That certain mortgage to the United States of America executed by Terry B. Allison
and wife, Donna M. Allison dated the 12th day of February,
19 74, and recorded in Mortgage Book 339, at Page 3, in the Office of the Judge of Probate of
Shelby County, Alabama:

and the said parties of the second part, by separate agreement executed as of the date hereof, assume liability for and agree to pay, as part of the consideration of this conveyance, all or a certain specified portion of the indebtedness secured by said mortgage(s).

TO HAVE AND TO HOLD to said parties of the second part, 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 the said party(ies) of the first part does (do) for themselves and for their heirs, executors, administrators and assigns covenant with the parties of the second part and with the heirs, executors, administrators and assigns of said parties and of the survivor of

them that we is (are) lawfully seized in fee simple of said premises; that the premises are free from all encumbrances except as hereinbefore set forth; that we has (have) a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors, administrators and assigns shall warrant and defend the same to the said parties of the second part and to the heirs, executors, administrators and assigns of said parties and of the survivor of them forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said party(ies) of the first part has (have) hereunto set our hand(s) and seal(s), the day and year first above written.

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STATE OF ALABAMA
COUNTY OF SHELBY
JUL 29 PM 1:55
U.C.C. FILE NUMBER OR
S.C. DK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Shelby

Terry B. Allison
Terry B. Allison
Donna M. Allison
Donna M. Allison

BOOK 288 PAGE 87

I, Martha B. Joiner, a Notary Public in and for said County and State, do hereby certify that Terry B. Allison and wife, Donna M. Allison whose name(s) is (are) signed to the foregoing conveyance and who is (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 seal this 26th day of July, 19 74.

Martha B. Joiner
Notary Public

(SEAL)
My Commission Expires 9/25/76

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Karl

19740729000037150 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/29/1974 12:00:00AM FILED/CERT