

8580

(Name) Sloan Y. Bashinsky, II

(Address) 503 City Federal Building, Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$37,500.00) See Mtg 342-160

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

J. WAYNE RUSSELL and wife, MARY L. RUSSELL (herein referred to as grantors) do grant, bargain, sell and convey unto

THOMAS G. SCARBORO and wife, PHOEBE G. SCARBORO (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 in Block 10 according to Second Sector, Navajo Hills Subdivision, as recorded in Map Book 5 on page 24 in Probate Office of Shelby County, Alabama. Situated in town of Alabaster, Shelby County, Alabama.

Subject to easements, restrictions, set back lines, right of ways, limitations, if any, of record.

The proceeds of a mortgage loan in the amount of \$33,000.00 executed simultaneously herewith have been applied to the purchase price of the real property conveyed to Grantees herein.

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289 PAGE
BOOK

19740927000047760 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/27/1974 12:00:00 AM FILED/CERT

STATE OF ALA SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 SEP 27 AM 9:48
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Correctly Notarized
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, 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 25th day of September, 1974.

WITNESS:

(Seal)
(Seal)
(Seal)

J. Wayne Russell (Seal)
J. WAYNE RUSSELL
Mary L. Russell (Seal)
MARY L. RUSSELL, wife

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Wayne Russell and wife, Mary L. Russell 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 25th day of September, A. D., 1974.

Sloan Y. Bashinsky II
SLOAN Y. BASHINSKY, II Notary Public.