

This instrument was prepared by

(Name) Wheeler Wilson, Attorney at Law

1480

(Address) 2307 City Federal Building, Birmingham, Alabama 35203

Form 1-15 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR THOUSAND TWO HUNDRED AND NO/100 (\$4,200.00) DOLLARS and the assumption of the hereinafter described mortgage

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

BRUCE W. MOORE and wife, RHONDA T. MOORE, (herein referred to as grantors) do grant, bargain, sell and convey unto WAYNE R. RHOADS and JUDI K. RHOADS, husband and wife,

(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 16, Block 1, Oak Mountain Estates according to map as recorded in Map Volume 5, Page 57, in the Probate Office of Shelby County, Alabama.

Grantees assume and agree to pay that certain mortgage on the property in favor of Home Federal Savings and Loan Association of Birmingham as recorded in Volume 331, Page 346, in the Probate Office of Shelby County, Alabama.

Subject to any and all easements and restrictions of record. Subject to Taxes due for the year 1975, which are a lien, but not due and payable until October 1, 1975.

BOOK 290 PAGE 389



19750115000002200 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/15/1975 12:00:00 AM FILED/CERT

U.C.C. FILE NUMBER OR
REC. IN & PAGE AS SHOWN ABOVE
1975 JAN 15 11:10:50
Clerk 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 ~~we~~ we do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 20th day of December, 1974.

WITNESS:

..... (Seal)
..... (Seal)
..... (Seal)

Bruce W. Moore (Seal)
BRUCE W. MOORE
Rhonda T. Moore (Seal)
RHONDA T. MOORE
..... (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, J. Wheeler Wilson, II, a Notary Public in and for said County, in said State, hereby certify that Bruce W. Moore and wife, Rhonda T. Moore, 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 20th day of December, A. D., 1974.

J. Wheeler Wilson, II
Notary Public.