

This instrument was prepared by

(Name) Norman L. Collum

2452

(Address) 3300 Montgomery Highway, Birmingham, Alabama

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,

See Mtg 344-582

That in consideration of Seven thousand nine hundred and no/100 (\$7,900.00) DOLLARS

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

William L. Schafer, Jr. and wife, Deborah M. Schafer

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

John F. McGiboney and wife, Dixie H. McGiboney

(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 6, according to First Addition to Indian Highlands, as shown by map recorded in Map Book 5, Page 6, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to easements and restrictions of record.

Grantees herein agree to assume and pay that certain mortgage executed by William L. Schafer, Jr. and wife, Deborah M. Schafer to Johnson-Rast & Hays Company dated May 29, 1974, recorded in Mortgage Book 339, Page 520, in Probate Office of Shelby County, Alabama, securing \$29,700.00 which mortgage was assigned to Federal National Mortgage Associate on June 3, 1974, as shown by Misc. Book 8, Page 199, in said Probate Office.

Three thousand four hundred and no/100 Dollars (\$3,400.00) of the above recited consideration was paid from the proceeds of a second mortgage executed simultaneously with the delivery of this deed.

BOOK 290 PAGE 891



19750225000008660 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
02/25/1975 12:00:00AM FILED/CERT

U.C.C. FILE NUMBER OR  
BOOK & PAGE AS SHOWN ABOVE  
JUDGE OF PROBATE  
STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
075 FEB 25 AM 7:49  
Beed

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 22<sup>nd</sup> day of February, 19 75

WITNESS:

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

William L. Schafer, Jr. (Seal)  
Deborah M. Schafer (Seal)  
.....(Seal)

STATE OF ALABAMA  
Shelby COUNTY

General Acknowledgment

I, Norman L. Collum, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William L. Schafer, Jr. and wife, Deborah M. Schafer 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 22<sup>nd</sup> day of February, A. D. 19 75

Norman L. Collum  
Notary Public.