

THIS INSTRUMENT PREPARED BY:

Jack W. Monroe, Jr.

2028 Kentucky Ave., Birmingham, Alabama

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

State of Alabama

SHELBY COUNTY

Know All Men By These Presents,

That in consideration of -----SEVEN THOUSAND (\$7,000)----- DOLLARS
and the assumption of that certain Mortgage cited below
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

EDDIE WAYNE EDWARDS and wife BARBARA J. EDWARDS

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

WILLIAM ALLEN VENABLE and wife DEBRA VENABLE

(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 4 according to Triple Springs Subdivision as recorded in Map Book 5, Page 34, in the Probate Office of Shelby County, Alabama.

Subject to building line and restrictions of record.

The Grantees herein agree to assume that certain Mortgage dated April 29, 1971, executed by Eddie Wayne Edwards and Barbara J. Edwards to Molton, Allen & Williams, Inc., in the principal amount of \$17,900.00, filed for record May 5, 1971 and recorded in Volume 317, page 298, in the Probate Office of Shelby County, Alabama, and assigned to Federal National Mortgage Association in Volume 267, page 877, in said Probate Office.

19750430000021120 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/30/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 APR 30 AM 8:19
Conrad M. Fowler
Judge of Probate
Shelby County, Ala.

BOOK 292 PAGE 23

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 ~~k~~(we) do, for ~~myself~~ (ourselves) and for ~~my~~ (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:

that ~~K~~(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 s, this 4th day of April, 1975.

WITNESS:

Eddie Wayne Edwards
Eddie Wayne Edwards

Barbara J. Edwards
Barbara J. Edwards

State of ALABAMA

JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eddie Wayne Edwards and wife Barbara J. Edwards 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of April, A. D., 1975.

Robert R. Calhoun
Notary Public