

(Name) WALLACE, ELLIS, HEAD & FOWLER, Attorneys
(Address) Columbiana, Alabama 35051

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Shelby Cnty Judge of Probate, AL
05/21/1975 12:00:00AM FILED/CERT

Form 1-1-5 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 ~~THREE THOUSAND DOLLARS PLUS THE ASSUMPTION OF MORTGAGE~~ ~~XXXXXXXX~~

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

Walter H. Bailey and wife, Virginia R. Bailey

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

Corbin Oliver and wife, Marilyn Oliver

(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 19, Kenton Brant Nickerson Subdivision as recorded in Map Book 5, page 53, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of way and limitations, if any, of record.

Grantess herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain mortgage made by Walter H. Bailey and wife, Virginia Bailey to Johnson, Rast & Hayes, which said mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Mortgage Book 328, page 366, and which said mortgage was assigned to First Federal Savings & Loan Association of Decatur by instrument as shown in Miscallanous Book 3, page 710, in the Probate Records of Shelby County, Alabama. And for the same consideration Grantees herein hereby assume the obligations of Walter H. Bailey and wife, Virginia R. Bailey under the terms of the instruments and VA Regulations authorizing creating and securing the loan to indemnify the VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

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 21st day of May, 1975.

WITNESS:

(Seal)

(Seal)

(Seal)

Walter H. Bailey (Seal)
Virginia R. Bailey (Seal)

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Walter H. Bailey and wife, Virginia R. Bailey whose name S 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 21st day of May, A. D. 1975.

Nancy K. Farmer
Notary Public.