

THIS INSTRUMENT PREPARED BY:
Jack W. Monroe, Jr.
2028 Kentucky Avenue, Birmingham, Ala.

3546

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 SEVEN HUNDRED AND NO/100 (\$7,700.00)----- 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,

CALVIN J. SWANK and wife, BOBBIE LEE SWANK

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

J. D. CHILDERS and wife, ANNA CHILDERS

(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:

Begin at the northeast corner of the South-East quarter of the North-West quarter of the North-West quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence in a westerly direction along the north boundary of said quarter-quarter-quarter section 189.00 feet, more or less, to the southeast right-of-way boundary of Silura-Montevallo Road; thence turn 67 degrees and 19 minutes to the left in a southwesterly direction along said southeast right-of-way boundary 89.00 feet; thence turn 99 degrees and 18 minutes to the left in an easterly direction 233.00 feet, more or less, to intersection with the east boundary of said quarter-quarter-quarter section; thence in a northerly direction along said east boundary 133.00 feet, more or less, to the point of beginning.

Less any part that may lie within a public road.

The grantees herein agree to assume that certain Mortgage from Calvin J. Swank and wife, Bobbie Lee Swank to James J. Martain and Marjorie E. Martain recorded in Volume 340, page 610, in the Probate Office of Shelby County, Alabama.

19751015000057500 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/15/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1975 OCT 15 AM 8:25
Beed Sep 8.00
Conrad Johnson
JUDGE OF PROBATE

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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 X (we) do, for ~~myself~~ (ourselves) and ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~my~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that X (we) have a good right to sell and convey the same as aforesaid; that X (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 this 7th day of October, 1975.

WITNESS:

Calvin J. Swank
Calvin J. Swank
Bobbie Lee Swank
Bobbie Lee Swank

State of OHIO }
MAHONING COUNTY } General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Calvin J. Swank and wife, Bobbie Lee Swank whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of October A. D., 1975.

Robert J. Evans
My Commission Expires Feb. 27, 1976
Notary Public
TRUMBULL & MAHONING COUNTIES