

19760127000005210 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/27/1976 12:00:00AM FILED/CERT

This instrument was prepared by
(Name) Frank K. Bynum, Attorney
(Address) 1701 City Federal Building, Birmingham, Alabama 35203 1977

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,
see Mtg 351 Page 796

That in consideration of EIGHT THOUSAND AND NO/100-----(\$8,000.00)-----DOLLARS
AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE,
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Lanning David Phethean and wife, Rita L. Phethean
(herein referred to as grantors) do grant, bargain, sell and convey unto
Robert Lee Agnesia and wife, Patricia B. Agnesia
(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 10, according to the map and survey of
Fernwood, Second Sector, as recorded in Map
Book 5, Page 63, in the Probate Office of
Shelby County, Alabama.
Mineral and mining rights excepted.

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

As part of the consideration herein, the grantees agree to assume and pay the unpaid
balance of that certain mortgage to Robinson Mortgage Company, recorded in Volume 327,
Page 601, in the Probate Office of Shelby County, Alabama; and transferred to Lincoln
Savings Bank by instrument recorded in Misc. Volume 3, Page 415, in said Probate Office.

\$3,500.00 of the purchase price recited above was paid from purchase money second mortgage
loan closed simultaneously herewith.

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 23rd
day of January, 1976.

WITNESS:
_____(Seal)_____
_____(Seal)_____
_____(Seal)_____
Lanning David Phethean
Rita L. Phethean
_____(Seal)_____

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STATE OF ALABAMA
INSTRUMENT FILED
1976 JAN 27 AM 11:45
Deed 244-55
Comm. Probate

STATE OF ALABAMA }
JEFFERSON COUNTY } General Acknowledgment
I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Lanning David Phethean and wife, Rita L. Phethean
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 23rd day of January, A. D., 1976.
Notary Public.