

This instrument prepared by BEAVERS, MAY and DeBUYS  
(Name) Gail W. Humber ATTORNEYS PROFESSIONAL ASSOCIATION  
(Address) 1122 NORTH 22ND STREET BIRMINGHAM, ALABAMA 35234 2097

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,

That in consideration of (\$6,217.00) Six Thousand Two Hundred Seventeen and no/100----- 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, Harry E. Abrams and wife, Alice F. Abrams (herein referred to as grantors) do grant, bargain, sell and convey unto Lawrence W. Mosher and Janice W. Mosher (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 55, according to Woodland Hills, First Phase Fourth Sector as recorded in Map Book 6, page 24, in the Probate Office of Shelby County, Alabama.

Subject to easements, exceptions, restrictions and reservations of record.

Grantees herein expressly agree and promise to pay that certain mortgage from Harry E. Abrams and wife, Alice F. Abrams to Robinson Mortgage Co., in the principal amount of \$35,250.00 filed for record December 23, 1974, and recorded in Volume 343, page 444, in the Probate Office of Shelby County, Alabama, and assigned to Government National Mortgage Association in Misc. Volume 10, page 123, in said Probate Office.

19760211000009880 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
02/11/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1976 FEB 11 AM 7:57  
Need file 6.50  
General Probate  
JUDGE OF PROBATE

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 30th day of January, 19 76.

WITNESS:

(Seal) Harry E. Abrams (Seal)  
Harry E. Abrams  
(Seal) Alice F. Abrams (Seal)  
Alice F. Abrams (Seal)

STATE OF ALABAMA }  
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harry E. Abrams and wife, Alice F. Abrams 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 30th day of January A. D., 19 76.  
Notary Public.

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2097  
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