

This instrument was prepared by

(Name) Ed Castleberry

(Address) 182 Ave K. Lipscomb, Alabama ²⁵⁵⁷

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.

That in consideration of Seven thousand (\$7,000.00) and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Stephen P. Colpack and wife Rebecca A. Colpack

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

Monta A. King and wife Phillis W. King

(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 3, according to the map and survey of Navajo Hills, Fourth Sector, as recorded in Map Book 5, Page 95, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

As A part of the consideration for this conveyance, the Grantee herein assumes and agrees to pay the indebtedness secured by mortgage from Stephen P. Colpack and Rebecca a Colpack to Real Estate Financing, Inc., approximate balance being \$33,000.00 as the same appears of record in Volume 341, Page 248, and corrected by Volume 342, Page 409, and transferred to Federal Home Loan Mortgage Corporation recorded in Misc. Volume 9, Page 427, in the Probate Office of Shelby County.

257 PAGE 154 BOOK

19760219000013480 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/19/1976 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED
1976 FEB 19 AM 8:18
Blood Chap 700
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 17th day of February 76, 1976.

WITNESS:

_____(Seal) _____(Seal)
_____(Seal) Stephen P. Colpack _____(Seal)
_____(Seal) Rebecca A. Colpack _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA }
Jasper COUNTY }

General Acknowledgment

I, Madge Reid, a Notary Public in and for said County, in said State, hereby certify that Stephen P. and wife Rebecca A. Colpack 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 17th day of February A. D., 1976

Madge Reid
Notary Public.
Comm. Expires 5-21-78