

This instrument was prepared by

(Name) Larry L. Halcomb % SEIER & HALCOMB

26 54

(Address) 3349 Montgomery Highway, Homewood, Alabama 35209

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 Six thousand four hundred & no/100 (\$6,400.00) and the assumption of the mortgage recorded in Mortgage Book 341, page 83, Probate Office of Shelby County, Alabama to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Larry A. Birkenfeld and wife, Lynette C. Birkenfeld
(herein referred to as grantors) do grant, bargain, sell and convey unto

John A. Fraser & Eva L. Fraser
(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 1, according to the Survey of Navajo Hills, Fourth Sector, as recorded in Map Book 5, page 95, in the office of the Judge of Probate of Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

By acceptance of this deed, grantees agree to assume the indebtedness secured by the above mortgage and to comply with all terms, conditions and provisions of the note evidencing said indebtedness and the mortgage securing the same.



19760223000015050 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/23/1976 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 FEB 23 AM 7:11
Need Feb 6/50
Judge of Probate

297 PAGE 214

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 20th day of February, 1976.

WITNESS:

(Seal)
(Seal)
(Seal)

Larry A. Birkenfeld (Seal)
LARRY A. BIRKENFELD
Lynette C. Birkenfeld (Seal)
LYNETTE C. BIRKENFELD
(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Larry A. Birkenfeld & wife, Lynette C. Birkenfeld 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 20th day of February, A.D., 1976.

Larry L. Halcomb
Notary Public