

3052

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 (\$6,400.00) Six Thousand Four Hundred 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,

Richard Pete Morris and wife, Virginia H. Morris

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

J. D. Manasco and Pat Manasco

(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 12, according to the Survey of Chandalar South, First Sector, as recorded in
Map Book 5, page 106, in the Office of the Judge of Probate 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
Richard Pete Morris and Virginia H. Morris to Johnson-Rast & Hays Co. in Mortgage
Book 346, page 733, and assigned to City Federal Savings and Loan Association in
Misc. Book 12, page 308, according to the terms and conditions contained therein
and the indebtedness thereby secured.

19760309000020120 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/09/1976 12:00:00 AM FILED/CERT

BOOK 297 PAGE 445

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 MAR -9 AM 8:05
Beck Jd 650
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:

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 admini-
strators 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 S, this 4th
day of March, 1976.

WITNESS:

Richard Pete Morris
Richard Pete Morris
Virginia H. Morris
Virginia H. Morris

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Richard Pete Morris and wife, Virginia H. Morris
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 4th day of March

A. D., 19 76