

This instrument was prepared by

3084

(Name) James R. Moncus, Jr., Attorney at Law
1315 City Federal Building
(Address) Birmingham, Alabama 35203

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eight thousand six hundred fifty and no/100 (\$8,650.00) DOLLARS and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

David J. Allen and his wife, Susan R. Allen

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

Edward G. Barry and Sharon L. Barry

(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 6, Block 1, according to the Survey of Cahaba Valley Estates, 4th Sector, as recorded in Map Book 5, Page 127, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to:

All easements, restrictions and rights of way of record.

Building line as shown on recorded map.

Subject to that certain mortgage executed by David J. Allen and Susan R. Allen, to Molton, Allen & Williams, Inc. recorded in Mortgage Book 338, Page 715, and transferred and assigned to Federal National Mortgage Association, by instrument recorded in Misc. Volume 7, Page 793, which Grantees herein agree to assume.



19760310000020400 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/10/1976 12:00:00 AM FILED/CERT

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 5th

day of March, 1976

(Seal)

(Seal)

(Seal)

David J. Allen

(Seal)

DAVID J. ALLEN

Susan R. Allen

(Seal)

SUSAN R. ALLEN

(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 David J. Allen and his wife Susan R. Allen 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of March, A. D., 1976