

This instrument was prepared by

(Name) Larry L. Halcomb, C/o SEIER & HALCOMB, Attorneys at Law

(Address) 3349 Montgomery Highway, Homewood, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SUEVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

4060
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Thousand Five Hundred and no/100 (\$4,500.00)----- DOLLARS and the assumption of the Mortgage recorded in Volume 338, Page 278, 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,

Joseph W. Stafford and wife, Erma E. Stafford

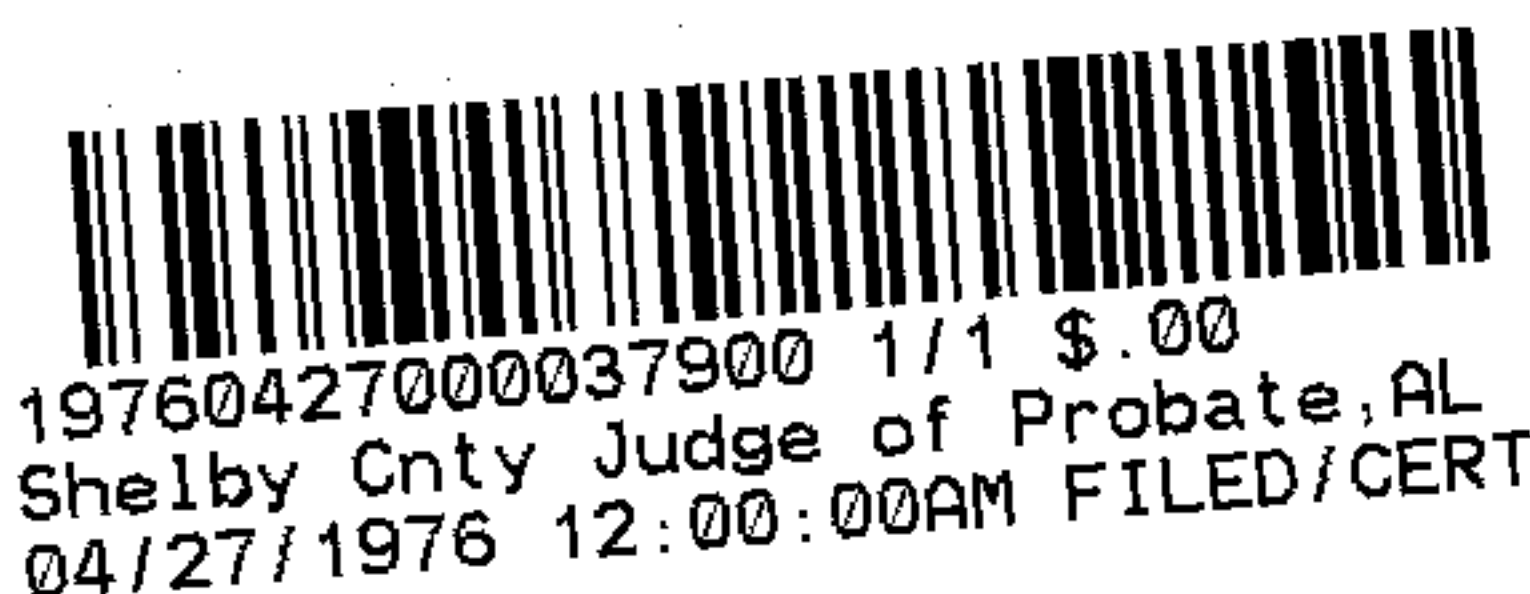
(herein referred to as grantors) do grant, bargain, sell and convey unto

Charles R. Coleman & Carol D. Coleman

(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, Block 7, according to Navajo West Sector, Survey of Navajo Hills as recorded in Map Book 5, Page 80, Probate Office of Shelby County, Alabama.

BOOK 298 PAGE 350



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
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JUDGE OF PROBATE

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

By acceptance of this deed, grantees agree to assume the indebtedness secured by the 1st mortgage on the property.

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 / (we) do for ~~xxxx~~ (ourselves) and for ~~xx~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that / ~~xx~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that / (we) have a good right to sell and convey the same as aforesaid; that / (we) will and ~~xx~~ (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 day of April, 1976.

WITNESS:

(Seal)

Joseph W. Stafford
JOSEPH W. STAFFORD
Erma E. Stafford
ERMA E. STAFFORD

(Seal)

(Seal)

(Seal)

TEXAS
STATE OF ~~XXXXXX~~
COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph W. Stafford and wife, Erma E. Stafford, 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 23 day of April, A. D. 1976.

Patricia Schmidt
Notary Public

My Commission Expires: 6-1-77

SEAL