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This instrument was prepared by

(Name) John C. Hensley

(Address) 524 North 21st Street, B'ham, Alabama

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 }
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

See Mtg 354-722

That in consideration of Thirty Thousand - - - - - (\$30,000.00) - - - - - and NO/100 DOLLARS and the execution of a second mortgage in the principal amount of \$10,000.00; and the assumption of the first mortgage described herein below: to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Rodney D. Parrish and wife, Anne W. Parrish

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

S. D. Wheeler and wife, Geneva D. Wheeler

(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 4, in Block 7, in Indian Springs Ranch, being a subdivision of a part of North 1/2 of SE 1/4 and the SE 1/4 of the SE 1/4 of Section 29; a part of the SW 1/4 of the SW 1/4 of Section 28; a part of the E 1/2 of NE 1/4 of Section 32 and a part of W 1/2 of NW 1/4 of Section 33, all in Township 19 South, Range 2 West, situated in Shelby County, Alabama, according to plat thereof prepared by A. A. Winters, Registered Surveyor, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, on September 26, 1958, in Map Record 4, Page 29.

The grantees herein assume and agree to pay the balance of the indebtedness secured by that certain first mortgage executed by the grantors herein in favor of Jackson Company, as same is recorded in Mortgage Volume 315, Page 805; and duly transferred and assigned to First Federal Savings & Loan Association of Clearwater, by instrument recorded in Volume 266, Page 515, in the Probate Office aforesaid. Said mortgage having a principal balance of approximately \$28,424.86.

Subject to easements, restrictions and limitations of record and current taxes due payable October 1, 1976.

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19760521000047410 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/21/1976 12:00:00AM FILED/CERT

STATE OF ALABAMA - SHELBY CO.
INSTRUMENT WAS FILED
1976 MAY 21 AM 8:34
C. J. Hensley
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 May, 1976

WITNESS:

(Seal) _____ (Seal) Rodney D. Parrish
(Seal) _____ (Seal) _____
(Seal) _____ (Seal) Anne W. Parrish

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Rodney D. Parrish and wife, Anne W. Parrish 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 May, A. D. 1976

John C. Hensley