

7126
Gail W. Humber BEAVERS, MAY and DeBUYS
ATTORNEYS PROFESSIONAL ASSOCIATION
1122 NORTH 22ND STREET
BIRMINGHAM, ALABAMA 35234

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 (\$5,000.00) Five Thousand 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,

Albert Dewey Birnbaum and wife, Annette D. Birnbaum

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

Wilbur N. Larimer, Jr. and Mary Ellen Larimer

(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, Block 1, according to the survey of Awtrey and Scott Addition to Altadena South as recorded in Map Book 5, Page 121 and amended in Map Book 5, Page 123, in the Probate Office 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 Albert Dewey Birnbaum and wife, Annette D. Birnbaum to Jackson Company recorded in Mortgage Book 350, Page 339, in said Probate Office and assigned to Birmingham Trust National Bank in Miscellaneous Book 13, Page 898, in said Probate Office.

BOOK 300 PAGE 48

19760726000069510 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/26/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 JUL 26 AM 9:48
Book 300 p 48
Conrad M. Brundage
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 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 and seal S, this 19th day of July, 19 76

WITNESS:

Albert Dewey Birnbaum
Albert Dewey Birnbaum
Annette D. Birnbaum
Annette D. Birnbaum

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Albert Dewey Birnbaum and wife, Annette D. Birnbaum whose name S a re 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 19th day of July A. D., 19 76