1126

Gail W. Humber

BEAVERS. MAY and DeBUYS

ATTORNEYS PROFESSIONAL ASSOCIATION

1122 NORTH 22ND STREET

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

BIRMINGHAM, ALABAMA 35234 ALABAMA TITLE CO., INC.

State	of	Alabama
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SHFLBY

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

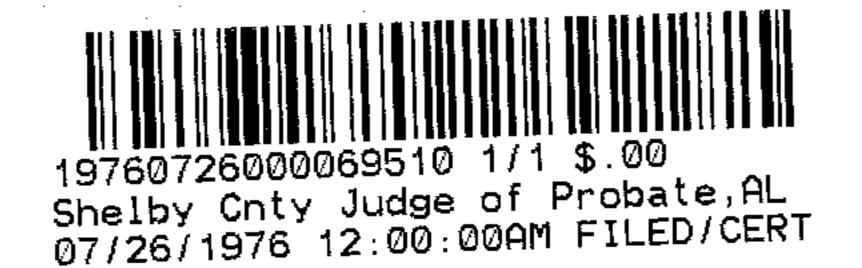
County, Alabama to-wit:

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 STO MARE 45



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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 OUY

hand and seal S

this 19th

day of

July

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WITNESS:

Albert Dewey Birnbaum

Annette D. Birnbaum

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 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

19th day of

Notary Public

FORM #ATC-3