

This instrument was prepared by

(Name) Frank K. Bynum, Attorney 7160
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Form 1-1-5 Rev. 1-56

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY } COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY THOUSAND SIX HUNDRED THIRTY TWO AND NO/100---(\$60,632.00) DOLLARS

See Mtg 353-540
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

William J. Acton and wife, Martha E. Acton
(herein referred to as grantors) do grant, bargain, sell and convey unto

Joe B. Sasser and wife, Mary Lou Sasser
(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:

STATE OF ALA. SHELBY CO. }
I CERTIFY THIS }
INSTRUMENT WAS FILED }
1976 JUL 27 AM 8:42 }
Dec 2nd 12:50 }
Conceded }
JUDGE OF PROBATE }
Lot 8-A, according to the Survey of Altadena Park Resurvey
as recorded in Map Book 5, Page 111, in the Office of the
Judge of Probate of Shelby County, Alabama, being a resurvey
of part of Butte Woods Ranch Addition to Altadena Valley.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$48,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

19760727000070220 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/27/1976 12:00:00AM FILED/CERT

BOOK 300 PAGE 60
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 23rd day of July, 19 76.

WITNESS:

_____(Seal) _____(Seal)
_____(Seal) William J. Acton _____(Seal)
_____(Seal) Martha E. Acton _____(Seal)
_____(Seal) _____(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 William J. Acton and wife, Martha E. Acton 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 23rd day of July, A. D., 19 76.

Frank K. Bynum
Notary Public.