

8196

(Name) Robert Sutton

(Address) 1260 First National-Southern Natural Building, Birmingham, AL 35203

Form 1-15 Rev. 1-66

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 Sixteen Thousand Nine Hundred and no/100's ----- DOLLARS
and the assumption of the below mentioned mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

FRANK BOYD SMITH AND WIFE, PAMELA SMITH

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

DENZIL CATRETT AND WIFE, DOROTHY CATRETT

(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 35, Block 1, according to Cahaba Valley Estates, First Sector, as
recorded in Map Book 5, page 84 in the Probate Office of Shelby County,
Alabama.

This is a corrective deed, correcting that deed recorded in Book 298,
Page 850, Probate Office of Shelby County, Alabama.

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

Grantees herein, as part of the purchase price and consideration for this
deed, assume and agree to pay the indebtedness evidenced by that certain
mortgage dated July 14, 1972 executed by Frank Boyd Smith and Pamela
Smith to Molton, Allen & Williams, Inc., in the principal amount of
\$23,300.00 filed for record July 16, 1972 at 1:01 p. m., and recorded in
Volume 324, page 704, in the Probate Office of Shelby County, Alabama,
and assigned to Citizens Federal Savings & Loan Association in Misc.
Volume 2, page 77, in said Probate Office.

And for the same consideration Grantees herein hereby assume the
obligations of Frank Boyd Smith and Pamela Smith under the terms of the
(see reverse side)

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 24th
day of August, 1976

WITNESS:

(Seal)

(Seal)

(Seal)

Frank Boyd Smith (Seal)

Pamela Smith (Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

19760831000083530 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/31/1976 12:00:00AM FILED/CERT

I, Robert Sutton, a Notary Public in and for said County, in said State,
hereby certify that Frank Boyd Smith and wife, Pamela Smith
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 24th day of August, A. D., 1976

Notary Public

Legal Description continued-

instruments and VA Regulations authorizing, creating and securing the loan to indemnify the VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

STATE OF ALA. SHILLY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED

1976 AUG 31 PM 3:54

Carroll
Carroll
JUDGE OF PROBATE

19760831000083530 2/2 \$.00
Shelby Cnty Judge of Probate, AL
08/31/1976 12:00:00AM FILED/CERT

BOOK 300 PAGE 652

RETURN TO

4000 Dutton
1360-12th N. Bldg
B'ham - 35203

TO

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

4.00

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP
Title Insurance
BIRMINGHAM, ALA.