

This instrument was prepared by

(Name) **W. Alan Summers, Attorney**

(Address) **1275 Center Point Road, Birmingham, Alabama 35215**

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

1370

That in consideration of **One Thousand and 00/100 (\$1,000.00)** DOLLARS and the assumption of the hereinafter described mortgage and the execution of a purchase money mortgage in the amount of **\$3,850.00** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Barbara Frances Dawson Cavender and husband, Cleburn Cavender

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

Floyd C. May and wife, Merlinda P. May

(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:

Starting at the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 11, Township 18 South, Range 1 East, running East along Quarter line a distance of 936 feet to point of beginning; thence along Quarter line 210 feet; thence South 32 degrees West 105 feet; thence West 2 degrees North 210 feet; thence North 32 degrees East 105 feet to point of beginning. Mineral and mining rights excepted.

Subject to easements and restrictions of record.



19761115000110880 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/15/1976 12:00:00AM FILED/CERT

As part of the above purchase price, the Grantees herein agree to assume and pay that certain mortgage to H. R. Justice and recorded in Volume 321, Page 827, in the Office of the Judge of Probate of Shelby County, Alabama.

BARBARA FRANCES DAWSON CAVENDER IS ONE AND THE SAME PERSON AS BARBARA FRANCES DAWSON.

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 8th day of November, 1976

WITNESS:

Alan Summers (Seal)

Alan Summers (Seal)

(Seal)

Barbara Frances Dawson Cavender (Seal)
Barbara Frances Dawson Cavender

Cleburn Cavender (Seal)
Cleburn Cavender

(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 **Barbara Frances Dawson Cavender and husband, Cleburn Cavender** 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 8th day of November, A. D., 1976

William Alan Summers

Notary Public