

This instrument was prepared by

(Name) Frank K. Bynum, Attorney

(Address) 3410 Independence Drive, Birmingham, Alabama 35209

5958

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

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE THOUSAND FIVE HUNDRED AND NO/100 (\$5,500.00) 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,

Dennis R. Dace and wife, Ellia F. Dace

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

James C. Pugh and wife, Clara R. Pugh

(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 24, Block 1, according to the Survey of Cahaba Valley Estates, Sixth Sector, as recorded in Map Book 6, Page 25, in the Office of the Judge of Probate of Shelby County, Alabama.

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

As part of the consideration herein, the grantees agree to assume and pay the unpaid balance of what certain mortgage to Jefferson Federal Savings & Loan Association as recorded in Volume 356, Page 880.



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Shelby Cnty Judge of Probate, AL
02/28/1977 12:00:00AM FILED/CERT

1977 FEB 28 11 08:41 Rec. 150
Fee 100
Tax 5-50 800
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, 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 21st day of February, 1977

WITNESS:

(Seal)
(Seal)
(Seal)

Dennis R. Dace (Seal)
Ellia F. Dace (Seal)

STATE OF TEXAS
HARDIN COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dennis R. Dace and wife, Ellia F. Dace 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 21st day of February, A. D., 1977.

Margie B. Caldwell
Notary Public.

(Seal)

My Commission Expires: 6-9-78

BOOK 303 PAGE 946