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6840

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama
SHELBY COUNTY

Know All Men By These Presents,

That in consideration of Twenty Eight Thousand Nine Hundred Dollars & no/100---DOLLARS and the execution of below described mortgage to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Solon D. Sellers and wife Judy Sellers

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

Kenneth R. Seales and Linda B. Seales

(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 31, according to the map and survey of Oakdale Estate, as recorded in Map Book 5, Page 98, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

Part of the consideration herein was the execution of a first mortgage by grantees of \$27,400.00 to United Federal Savings and Loan Association, closed simultaneously herein.

BOOK 304 PAGE 406

See Mtg 363-454

STATE OF ALABAMA
BY THIS INSTRUMENT WAS FILED
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Thomas A. Snowden, Jr. 4.00
JUDGE OF PROBATE

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Shelby Cnty Judge of Probate, AL
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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 (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 our hand and seal on this 21st day of March, 1977

WITNESS:

Solon D. Sellers
Solon D. Sellers
Judy Sellers
Judy Sellers

State of ALABAMA
SHELBY COUNTY

General Acknowledgement

I, the undersigned hereby certify that Solon D. Sellers and Judy Sellers whose name are signed to the foregoing conveyance, and who me on this day, that, being informed of the contents of the conveyance on the day the same bears date. are known to me, acknowledged before they executed the same voluntarily

Given under my hand and official seal this 21st day of March

A. D. 1977
Brenda Jay Tate
Notary Public

My Commission Expires April 15, 1978