

This instrument was prepared by

(Name) Norman L. Collum

8499

(Address) 3300 Independence Drive, Birmingham, Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and other valuable considerations DOLLARS

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

Roger Crumpton and wife, Martha Crumpton
(herein referred to as grantors) do grant, bargain, sell and convey unto

Tommie B. Falkner and wife, Shirley M. Falkner
(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:

Lots 15 and 16, Block 1, according to Dunwar Estates Subdivision, as recorded in Map Book 3, Page 154, except 20 feet off North side, as recorded in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

This conveyance is subject to easements and restrictions of record.

Grantees herein agree to assume and pay that certain mortgage dated January 26, 1974 executed by Eddie W. Johnson and wife, Brenda E. Johnson to Robinson Mortgage Company, Inc., in the principal amount of \$23,350.00, filed for record On February 1, 1974 recorded in Mortgage Book 337, Page 42, in the Probate Office of Shelby County, Alabama, which mortgage was assigned to Engel Mortgage Company by assignment dated July 17, 1976 recorded in said Probate Office in Misc. Book 16, Page 338.

19770510000044690 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/10/1977 12:00:00AM FILED/CERT

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 7th day of March, 1977

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THE
INSTRUMENT WAS FILED

1977 MAY 10 PM 3:26

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Roger R. Crumpton (Seal)

Martha Crumpton (Seal)

Martha Crumpton (Seal)

STATE OF ALABAMA

Shelby COUNTY

Rec 1.50
Dued 1.00
Ded 5.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roger Crumpton and wife, Martha Crumpton 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 7th day of March, A. D. 1977

R11 B480B
Calera, AL 35040

Norman L. Collum
Notary Public.

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