

THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.
620 North 22nd Street
Birmingham, Alabama 35203

8863

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

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

19770520000049070 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/20/1977 12:00:00AM FILED/CERT

That in consideration of Two Thousand Four Hundred and No/100----- DOLLARS and the assumption of the mortgage described below.

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

Neal H. Letcher and wife, Lynne M. Letcher

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

John C. Williams, III and Gayle Williams

(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 28, according to Survey of IVANHOE, as recorded in Map Book 6, Page 58, and amended Map of IVANHOE, as recorded in Map Book 6, Page 70, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) 35-foot building set back line from Burgundy Lane; (3) Utility easement over North side of said lot as shown on recorded map; (4) Transmission line permits to Alabama Power Co. recorded in Deed Book 103, Page 171, and in Deed Book 220, Page 46, in Probate Office of Shelby County, Alabama; (5) Permit to South Central Bell Telephone and Telegraph Company recorded in Deed Book 294, Page 581, and permit to Southern Bell Telephone and Telegraph Company and Alabama Power Company recorded in Deed Book 295, Page 847, in Probate Office.

"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 made by Neal H. Letcher and wife, Lynne M. Letcher, to Engel Mortgage Company, Inc., dated June 24, 1976, and recorded in Mortgage Book 355, Page 827, which was assigned to Government National Mortgage Association in Misc. Book 16, Page 327, and last assigned to Engel Mortgage Company, Inc., in Misc. Book 17, Page 876, in Probate Office. And for the same consideration Grantees herein hereby assume the obligations of Neal H. Letcher and wife, Lynne M. Letcher under the terms of the 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."

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 X (we) do, for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that K (we) have a good right to sell and convey the same as aforesaid; that X (we) will and ~~our~~ (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 seals, this 16th day of May, 1977.

WITNESS:

STATE OF ALA, SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

1977 MAY 20 AM 9:13

Neal H. Letcher

Lynne M. Letcher

State of

ALABAMA

JEFFERSON

COUNTY

Judge of Probate Acknowledgement

I, the undersigned hereby certify that Neal H. Letcher and wife, Lynne M. Letcher 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 16th day of

May

A. D. 1977.