

This instrument was prepared by

8912

(Name) John P. Whittington of Holt & Cooper

(Address) 203 Frank Nelson Building, Birmingham, Alabama 35203

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

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

(\$54,280.62)

That in consideration of Fifty-four Thousand Two Hundred Eighty and 62/100 DOLLARS and the assumption of a hereinafter described mortgage

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

Sara Nell Johnson Coulter, a widow

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

H. C. Snyder and Willie Mae Snyder

(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 1 according to Indian Hills Subdivision, First Sector, as recorded in Map Book 4, page 81, in the Probate Office of Shelby County, Alabama.

Grantor herein, Sara Nell Johnson Coulter, is the surviving grantee in that deed recorded in Volume 234, page 291, Probate Court of Shelby County, the other grantee, A. C. Coulter, Jr., having died April 12, 1976.

This conveyance is made subject to the following:

1. Current year's ad valorem taxes which grantees herein assume and agree to pay.
2. 50 foot building line, 20 foot easement as shown by recorded map.
3. Mineral and mining rights and rights incident thereto recorded in Volume 127, page 140, in the Probate Office of Shelby County, Alabama.
4. That certain mortgage heretofore executed by Sara Nell Johnson Coulter and A. C. Coulter, Jr., to Cobbs, Allen & Hall Mortgage Company and recorded in Volume 292, page 301, Probate Office of Shelby County, Alabama, and subsequently assigned to Occidental Life Insurance Company of California by instrument recorded in Volume 243, page 789, Probate Office of Shelby County.



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Shelby Cnty Judge of Probate, AL
05/23/1977 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, I have hereunto set my hand(s) and seal(s), this 20th day of May, 1977

WITNESS: STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

1977 MAY 23 AM 8 51 (Seal)

Thomas A. Snowden, Jr. (Seal) JUDGE OF PROBATE

Sara Nell Coulter (Seal)

(Seal)

(Seal)

STATE OF ALABAMA JEFFERSON COUNTY

Deed 54.50
Rec. 1.50
Index 1.00
57.00

General Acknowledgment

I, Naomi Carr, a Notary Public in and for said County, in said State, hereby certify that Sara Nell Johnson Coulter, a widow, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this May day of 1977 A. D.

Naomi Carr Notary Public

John P. Whittington

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