

(Name) Richard W. Bell, Bell & Johnson, Attorneys at Law

(Address) P. O. Box 427, Pelham, Alabama 35124



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Shelby Cnty Judge of Probate, AL
08/04/1977 12:00:00AM FILED/CERT

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

201

That in consideration of Six thousand and no/100 dollars (\$6,000.00) and the assumption of DOLLARS that certain mortgage from Merlin M. Davis and wife, Ruth C. Davis, to Engel Mortgage Company, dated Dec. 23, 1976, recorded in Mortgage Book 360, Page 833 to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Ruth C. Davis, a widow

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

Frank C. Massey and wife, Susan K. Massey

(herein referred to as GRANTEEES) 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, according to Monte Tierra 1st Addition Subdivision, as recorded in Map Book 6, Page 93, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for 1977 and subsequent years.
2. 40-foot building set back line from Eddings Lane.
3. Restrictive covenants and conditions filed for record on June 1, 1976, in Misc. Book 16, Page 194.
4. Utility easements as shown on recorded plat of said subdivision.
5. Right of way to Alabama Power Company recorded in Volume 112, Page 456, and in Volume 123, Page 433, in Probate Office.
6. Mortgage from Merlin M. Davis and wife, Ruth C. Davis, to Engel Mortgage Company, Inc., dated Dec. 23, 1976, and recorded in Mortgage Book 360, Page 833, which was assigned to First National Bank of Birmingham by assignment recorded in Misc. Book 18, Page 539, and last assigned to Federal Home Loan Mortgage Corporation by assignment recorded in Misc. Book 18, Page 540, in Probate Office. (con't on reverse)

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES. 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 GRANTEEES, 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 1st day of August, 1977.

WITNESS:

(Seal)
(Seal)
(Seal)

Ruth C. Davis (Seal)
RUTH C. DAVIS, a widow (Seal)
(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ruth C. Davis, 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 1st day of August, A. D., 1977.

Notary Public

7. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.

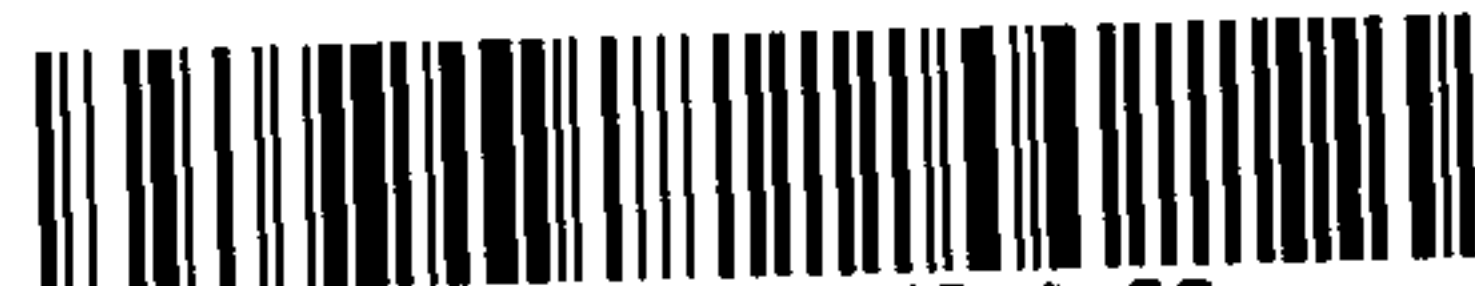
8. No liability is assumed for possible unfiled mechanics' and materialmen's liens.

Ruth C. Davis, is the surviving grantee in that certain deed recorded in Deed Book 302, Page 848, in Probate Office of Shelby County, Alabama, the other grantee, Merlin M. Davis, having died on or about the 20 day of April, 1977.

Thirty-six thousand six hundred eighteen and no/100 dollars (\$36,618.00) is the assumption of a mortgage from Merlin M. Davis and wife, Ruth C. Davis, to Engel Mortgage Company, Inc., dated Dec. 23, 1976, and recorded in Mortgage Book 360, Page 833.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
NOTE IS
Ed. Jay \$6.00
1977 AUG -4 PM 2:53
Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Re. 3.00
Int. 1.00
\$10.00



19770804000080920 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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RETURN TO

TO

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.

Title Insurance
BIRMINGHAM, ALA.

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