

This instrument prepared by

(Name) Claiborne P. Seier, C/o SEIER & HALCOMB, Attorneys at Law,

(Address) 3349 Montgomery Highway, Homewood, Alabama 35209

1722

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 Fifty Four Thousand Nine Hundred and no/100 (\$54,900.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, John T. Helgesen, a single man, and Dollie A. Helgesen, a single woman, (herein referred to as grantors) do grant, bargain, sell and convey unto

Harold F. Compton and Vicki L. Compton

(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 Jefferson County, Alabama to-wit:

Lot 54, according to the survey of Kingwood, First Addition, as recorded in Map Book 6, Page 90, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1977.

Subject to restrictions, building lines, rights of way and agreements of record.

\$49,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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Shelby Cnty Judge of Probate, AL
09/16/1977 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 ~~we~~ (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 22nd day of August, 1977

WITNESS OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

(Seal)

1977 SEP 16 AM 9:29

(Seal)

JUDGE OF PROBATE

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Claiborne P. Seier, a Notary Public in and for said County, in said State, hereby certify that John T. Helgesen, a single man, and Dollie A. Helgesen, a single woman, 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 22nd day of August, A. D., 1977

Notary Public.