

5262

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

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Forty-Nine Thousand Nine Hundred and No/100-----DOLLARS

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

Jack L. Ivey, Jr. and wife, Mary C. Ivey

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

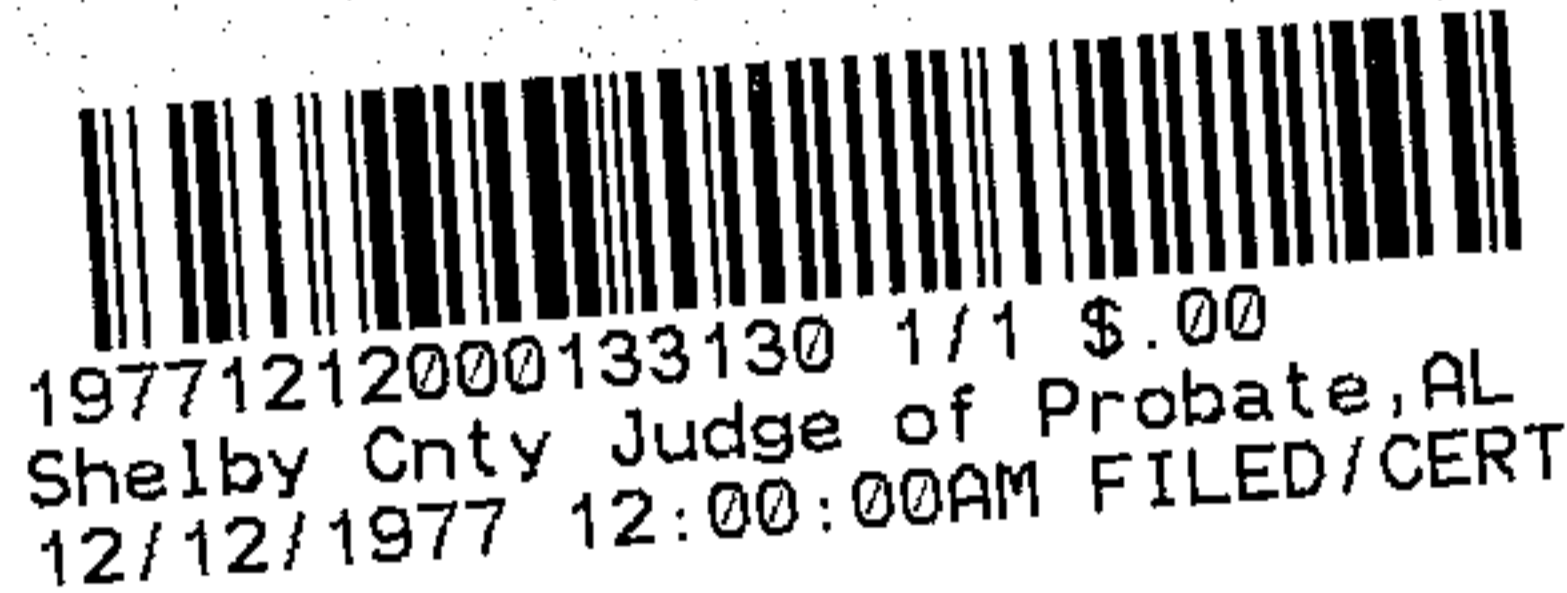
James R. Ausley and wife, Pamela R. Ausley

(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 25, in Block 2, according to the Survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, Page 107, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

\$39,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



STATE OF ALA. SHELBY CO. *Secretary 572-337*
I CERTIFY THIS INSTRUMENT WAS FILED
1977 DEC 12 AM 11:55 *Deed 10.00*
Rec. 1.50
Sub. 1.00
12.50
Thomas G. ...
JUDGE OF PROBATE

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:

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 and seal, this 9th day of December, 1977.

WITNESS:

Jack L. Ivey Jr.
Jack L. Ivey, Jr.

Mary C. Ivey
Mary C. Ivey

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jack L. Ivey, Jr. and wife, Mary C. Ivey, 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 9th day of December A. D., 19 77.

Daniel M. Spitler
Notary Public

BOOK 309 PAGE 326