

This instrument was prepared by

(Name) WILLIAM J. WYNN

685-1

(Address) 621 CITY FEDERAL BUILDING, BIRMINGHAM, ALA. 35203

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 THOUSAND FIVE HUNDRED THIRTY NINE AND 71/100 DOLLARS (\$46,939.71 of above consideration being in form of mortgage assumed)

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

ROLAND JULIOUS GOAD AND WIFE, RUBY N. GOAD
(herein referred to as grantors) do grant, bargain, sell and convey unto

THOMAS E. DOUGLASS, JR. AND WIFE, ANN S. DOUGLASS

(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 46, according to Navajo Pines as recorded in Map Book 5, page 108, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes due and payable October 1, 1978.
2. Easements, restrictions and rights of way and building lines of record.
3. Mortgage from Roland Julious Goad to Real Estate Financing, Inc. in the principal amount of \$47,200.00 filed for record April 11, 1977 and recorded in Volume 363, page 850, in the Probate Office of Shelby County, Alabama, and assigned to Life Insurance Company of Georgia in Misc. Volume 19, page 585, in the said Probate Office, which grantees assume and agree to pay.



19780125000009480 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/25/1978 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, we have hereunto set our hand(s) and seal(s), this 23rd day of , 19.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

1978 JAN 25 AM 10 50

X Roland Julious Goad (Seal)

ROLAND JULIOUS GOAD

X Ruby N. Goad (Seal)

RUBY N. GOAD

Thomas E. Douglass, Jr. (Seal)

JUDGE OF PROBATE

Recd 3.50

Rec. 1.50

Ind. 1.00

6.00

See mtg. 363-850

General Acknowledgment

STATE OF ALABAMA

SHELBY

COUNTY

I, WILLIAM J. WYNN

, a Notary Public in and for said County, in said State, hereby certify that ROLAND JULIOUS GOAD AND WIFE, RUBY N. GOAD

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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of January A. D., 1978

William J. Wynn
Notary Public.

BOOK 310 PAGE 116