

This instrument was prepared by

(Name) William H. Halbrooks 7135

(Address) 2117 Magnolia Avenue

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

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS,
Jefferson COUNTY }

That in consideration of Thirty-Two Thousand and no/100 DOLLARS

And the assumption of the hereinbelow described mortgage to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Roger H. Childs and wife, Betty N. Childs (herein referred to as grantors) do grant, bargain, sell and convey unto

Donald M. Hire, Jr. and wife, Marsha L. Hire (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 5, Block 9, according to the Survey of Kerry Downs, as recorded in Map Book 5, Page 135, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

And as further consideration the Grantees herein, hereby expressly assume and promise to pay that certain indebtedness secured by that certain mortgage executed to Citizens Mortgage Corporation, and filed for record in Volume 343, Page 705, in the aforesaid Probate Office, according to the terms and conditions of said mortgage and the indebtedness secured thereby.

BOOK 310 PAGE 245



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Shelby Cnty Judge of Probate, AL
02/01/1978 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 (we) do for ~~ourselves~~ (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 ~~K~~ (we) have a good right to sell and convey the same as aforesaid; that ~~K~~ (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 30 day of December, 1977

WITNESS:

Roger H. Childs (Seal)
Roger H. Childs

Betty N. Childs (Seal)
Betty N. Childs

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

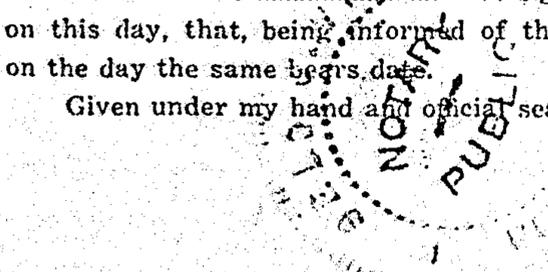
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Selo Vitali

NEW JERSEY Thomas A. Snowden, Jr. JUDGE OF PROBATE
STATE OF ALABAMA }
Jefferson COUNTY }
BURLINGTON }
the undersigned

I, Roger H. Childs and wife, Betty N. Childs, a Notary Public in and for said County, in said State, hereby certify that 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 30th day of December, A. D., 1977



Selo Vitali
Selo Vitali
Notary Public.

BY PUBLIC OF NEW JERSEY
My Commission Expires March 7, 1978