

Daniel M. Spitler, Attorney
1970 Chandalar South Office Park
Pelham, Alabama 35124

7518

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 Seventeen Thousand One Hundred Twenty-Nine & 24/100---DOLLARS

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

Charles F. White and wife, Judy L. White and
William M. Humphries and wife, Sandra P. Humphries

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

William M. Humphries and wife, Sandra P. Humphries

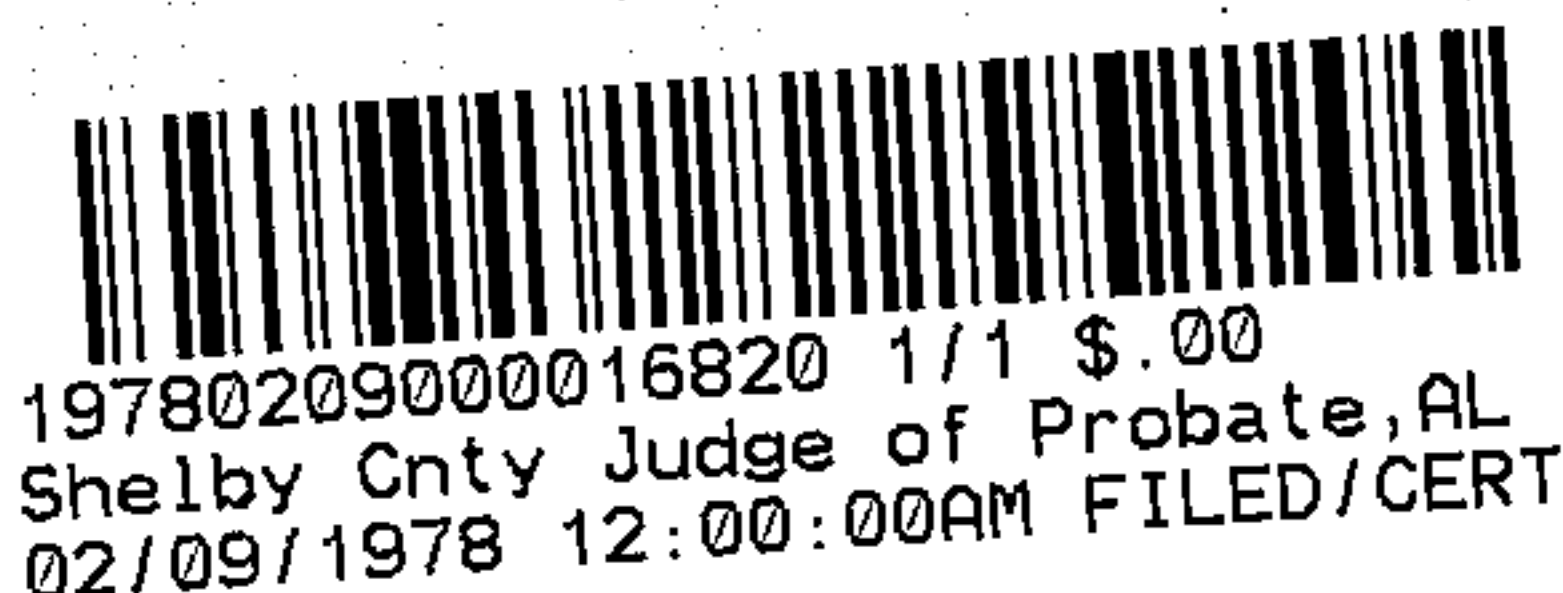
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land located in the NW-1/4 of the NE-1/4 of Section 12, Township 20 South, Range 3 West, more particularly described as follows: Commence at the Southwest corner of said 1/4-1/4 section; thence in an Easterly direction along the South line of said 1/4-1/4 section a distance of 627.4 feet to the point of beginning; thence continue along last described course a distance of 255.0 feet to the intersection of the Northwest right of way line of U. S. Highway 31; thence 64° 08' 15" left along said right of way in a Northeast-erly direction a distance of 144.47 feet; thence 115° 51' 45" left in a West-erly direction a distance of 318.02 feet; thence 90° left in a Southerly di-recton a distance of 130.0 feet to the point of beginning.

Subject to easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Mortgage Associates, Inc., recorded in Mort-gage Book 346, Page 230, in the Probate Office of Shelby County, Alabama, ac-cording to the terms and conditions of said mortgage and the indebtedness thereby secured.

\$17,129.24 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



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 admini-strators 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 February, 1978

WITNESS

Charles F. White
Judy L. White

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

William M. Humphries
Sandra P. Humphries

State of ALABAMA

SHELBY

COUNTY

I, the undersigned, hereby certify that Charles F. White and wife, Judy L. White and William M. Humphries and wife, Sandra P. Humphries, 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 February, A.D., 1978.