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35226

8329

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 Four Thousand Seven Hundred 00/100 (\$4,700.00) DOLLARS
Plus that certain mortgage in the amount of Forty Two Thousand Two Hundred
Dollars 00/100 (\$42,200) held by the grantor, Ruth P. Coleman.
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Ruth P. Coleman, an individual

(herein referred to as grantors) do grant, bargain, sell and convey unto Robert Dunn and Rebecca S. Dunn,
husband and wife

(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 1, Woodland Hills, according to the plat thereof recorded in
Map Book 5, Page 90, of the records in the Office of the Judge
of Probate Court of Shelby County, Alabama.

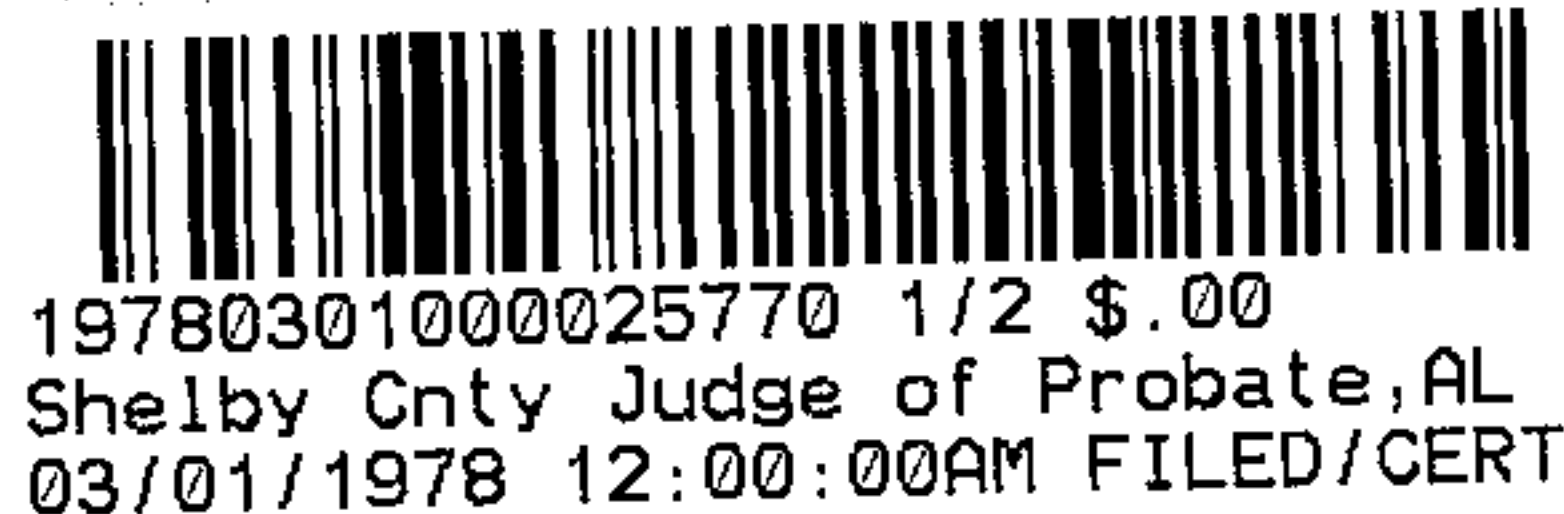
Ruth P. Coleman is the surviving grantee of deed recorded in
Volume 276, Page 128, in the Probate Office of Shelby County,
Alabama; the other grantee, Edgar H. Coleman, having died on
or about the 8th day of February, 1974.

Taxes for the year 1978 which are a lien but not due and pay-
able until October 1, 1978.

Easement and building line as shown on recorded plat.

Restrictions appearing of record in Miscellaneous Volume 2,
Page 874, in said Probate Office.

Right of way granted to Alabama Power Company by instrument
recorded in Volume 277, Page 20, in said Probate Office.



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 (XX) do, for myself ~~(XXXX)~~ and for my ~~(XXX)~~ heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that I am ~~(XXXX)~~ lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that I (XX) have a good right to sell and convey the same as aforesaid; that I (XX) will and my ~~(XX)~~ 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, I have hereunto set my hand and seal, this 18th
day of February, 1978.

WITNESS:

State of

Shelby

COUNTY

General Acknowledgement

I, a Notary Public in and for said County, in said State,
hereby certify that Ruth P. Coleman
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before
me on this day, that, being informed of the contents of the conveyance has executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 18th day of February A. D. 1978

STATE OF ALABAMA)

COUNTY OF SHELBY)

Before me, the undersigned authority, personally appeared Ruth P. Coleman, who duly sworn on oath, deposes and says as follows, my name is Ruth P. Coleman, I am over the age of 19 years, I am a resident, citizen of the State of Alabama, residing at _____ to-wit:

I am one in the same person, the wife of Edgar H. Coleman now deceased. My late husband died on the 8th day of February 1974 and he was survived by me.

I am a single woman. I have stated these facts to clerify title of property conveyed to Robert Dunn and Rebecca S. Dunn on the 18th day of February, 1978. More particularly described as follows:

Lot 1, Woodland Hills according to the plat thereof recorded in Map Book 5, Page 90, of the records in the office of the Judge of Probate Court of Shelby County, Alabama.

IN WITNESS HEREOF I have hereunto set my hand and seal this the 18th day of February, 1978.

Carroll A. Clark (Madonia)
Notary Public

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

1978 MAR 21 AM 10:11

Ruth P. Coleman
Ruth P. Coleman

Thomas G. Snowdon, Jr.
JUDGE OF PROBATE

Deed 5.00
Rec. 3.00
Ind. 1.00
9.00

19780301000025770 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/01/1978 12:00:00AM FILED/CERT

RETURN TO Hoover Plaza, 500
Southland Dr. Bham A.

Ruth P. Coleman

TO

Robert Dunn and Rebecca S. Dur
husband and wife

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

615 No. 21st Street, Birmingham, Ala.

B-3091

BOOK 310 PAGE 750