

This instrument was prepared by

(Name) WILLIAM J. WYNN

353

(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 THIRTY FIVE THOUSAND EIGHT HUNDRED EIGHTY-ONE AND 03/100 DOLLARS (\$17,381.00 of the above consideration being in the form of mortgage assumed) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

ROGER DALE PERRIN AND WIFE, DIANE LOVELL PERRIN
(herein referred to as grantors) do grant, bargain, sell and convey unto
WILLIAM A. ADAMS AND WIFE, GERTRUDE C. ADAMS

(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 4, Block 2, according to the Survey of Oak Mountain Estates, as recorded in Map Book 5, page 57, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes due and payable October 1, 1978.
2. Easements, building lines, restrictions, rights of ways and mineral and mining rights of record.
3. Mortgage dated July 8, 1971 executed by Charles S. Vincent and Jo B. Vincent to Molton, Allen & Williams, Inc. in the principal amount of \$17,381.00 filed for record July 22, 1971 at 2:34 P.M., and recorded in Volume 318, page 283 in the Probate Office of Shelby County, Alabama, and assigned to First Federal Savings & Loan Association of Gadsden in Misc. Volume 2, page 294 in said Probate Office, which grantees assume and agree to pay.

BOOK 311 PAGE 458

19780411000043470 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/11/1978 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 11th day of April, 1978

WITNESS:

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

1978 APR 12 AM 9:10 (Seal)

Thomas A. ... (Seal)
JUDGE OF PROBATE

Roger Dale Perrin (Seal)
ROGER DALE PERRIN

Diane Lovell Perrin (Seal)
DIANE LOVELL PERRIN

(Seal)

19.00
1.50
1.00
21.50

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROGER DALE PERRIN AND WIFE, DIANE LOVELL PERRIN 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 11th day of April

WILLIAM J. WYNN
ATTORNEY AT LAW

621 CITY FEDERAL BUILDING

BIRMINGHAM, ALABAMA 35203

(Signature)
Notary Public.

