

This instrument was prepared by

226

(Name) WILLIAM J. WYNN

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

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY TWO THOUSAND EIGHT HUNDRED FORTY FIVE AND 21/100 DOLLARS (\$44,945.21 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, SAM J. CROWE AND WIFE, PATRICIA CROWE

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

HARRY KOBIELNIK AND WIFE, MICHELLE KOBIELNIK

(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 20, according to the survey of Kingridge Subdivision, as recorded in Map Book 6, page 87, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes due and payable October 1, 1978.
2. Building lines, rights of ways and restrictions of record.
3. Mortgage dated December 6, 1977 executed by Sam J. Crowe and wife, Patricia Crowe to Engel Mortgage Co., Inc., in the principal amount of \$44,945.21, filed for record December 9, 1977 at 10:28 A.M. and recorded in Volume 372, page 315, in the Probate Office of Shelby County, Alabama, and assigned to Federal National Mortgage Association in Misc. Volume 23, page 887, in said Probate Court, which grantees assume and agree to pay.

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Shelby Cnty Judge of Probate, AL  
05/04/1978 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 28th day of April, 1978.

WITNESS:

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

1978 MAY -4 AM 8:25

Thomas A. Snow, Jr.  
JUDGE OF PROBATE

X Sam J. Crowe (Seal)

X Patricia Crowe (Seal)  
PATRICIA CROWE

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 SAM J. CROWE AND WIFE, PATRICIA CROWE 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 28th day of April, A. D., 1978.

William J. Wynn  
Notary Public.

BOOK 311 PAGE 925