

This instrument was prepared by

(Name) Frank K. Bynum, Attorney
(Address) 3410 Independence Drive, Birmingham, Alabama 35209

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 TEN THOUSAND FOUR HUNDRED AND NO/100-----(\$10,400.00)-----DOLLARS
AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE,

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

Robert L. Cook and wife, Mary C. Cook

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

Kathleen F. Taylor

(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, to the heirs and assigns forever, together with every contingent remainder and right of reversion,~~ the following described real estate situated

in Shelby County, Alabama to-wit:

Lot 90, Block 1, according to the Survey of Cahaba

Valley Estates, Fifth Sector, as recorded in Map Book

5, Page 4, in the Office of the Judge of Probate of

Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

As part of the consideration herein, the grantees agree to assume and pay the unpaid balance of that certain mortgage to Birmingham Federal Savings & Loan Association as recorded in Volume 353, Page 578, in the Probate Office of Shelby County, Alabama.



19780803000101330 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/03/1978 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 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 25th day of July, 1978

WITNESS:

(Seal)
(Seal)
(Seal)

Robert L. Cook (Seal)
Mary C. Cook (Seal)
(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert L. Cook, husband of Mary C. Cook 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 he executed the same voluntarily on the day the same bears date.

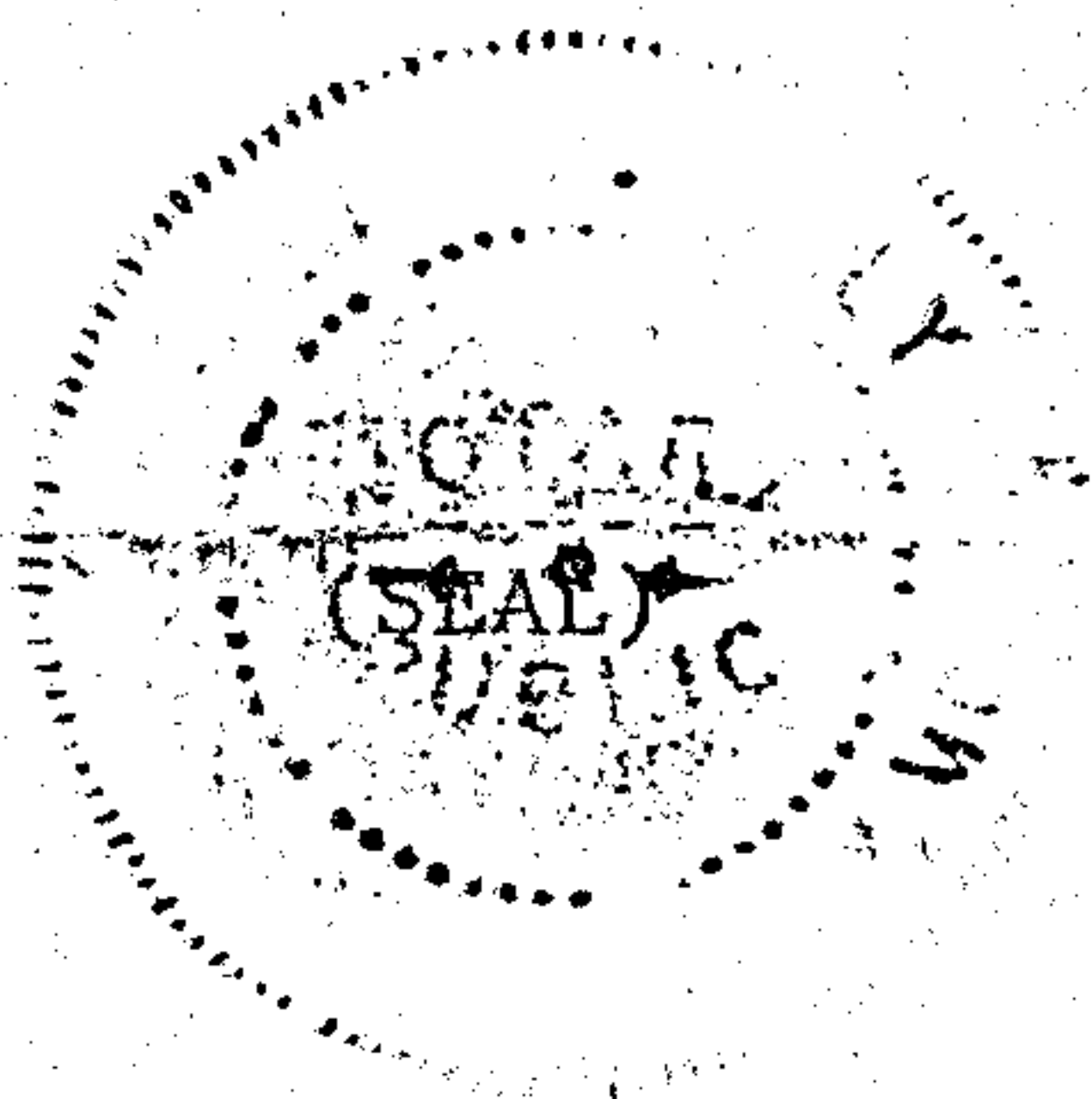
Given under my hand and official seal this 25th day of July, A. D., 1978.

Frank K. Bynum
Notary Public.

STATE OF MISSOURI)
COUNTY OF Jackson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary C. Cook, wife of Robert L. Cook, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of July, 1978.



Juanita L. Kelly
Notary Public
My Commission Expires: 2-9-79

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

1978 AUG -3 AM 9:40

James A. Sullivan, Jr.
JUDGE OF PROBATE

Deed 10.50
Rec. 3.00
Ind. 1.00
14.50



19780803000101330 2/2 \$.00
Shelby Cnty Judge of Probate, AL
08/03/1978 12:00:00AM FILED/CERT

BOOK . 314 PAGE 32

10 AM 8/3/78

RETURN TO
BYNUM & BYNUM, ATTORNEYS
3410 INDEPENDENCE DRIVE
SUITE 100
BIRMINGHAM, ALABAMA 35209

Robert L. Cook and Mary C. Cook

TO

Kathleen F. Taylor

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM

medicom
TITLE
INSURANCE COMPANY

REALTY TITLE DIVISION
2025 4TH AVENUE NORTH
BIRMINGHAM, ALABAMA