



american title insurance company

This instrument was prepared by 2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL. 35203 • (205) 254-8080

(Name) Robert O. Driggers, Attorney 686  
(Address) 2824 Linden Avenue, Homewood, Alabama 35209

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

STATE OF ALABAMA }  
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Thirty Two Thousand Seven Hundred Fifty and No/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, ETHEL MULLINS, a widow, PATTI SUE DONALDSON and husband FRANK W. DONALDSON, VIVIAN EVANS and husband, JAMES G. EVANS and VIVIAN EVANS as executrix under the will of FRED F. MULLINS, deceased (herein referred to as grantors) do grant, bargain, sell and convey unto

JOHNNY DALE MINSHEW and LINDA J. MINSHEW

(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, according to Survey of Mullins Second East Side Addition to Helena, as recorded in Map Book 4, Page 26, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to taxes for the year 1978 and subsequent year.

\$32,700.00 of the consideration recited above was paid from the proceeds of a mortgage loan executed simultaneously herewith.

BOOK 314 PAGE 277

CLERK OF ALA. SHELBY CO.  
JULY 15 AM 5 22  
FILED OF PROBATE

See pgs 381 - 746  
Self tax - .50  
Rec. 3.00  
Ord. 1.00  
4.50

19780815000107770 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
08/15/1978 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 August, 1978

XXXXXX:

Vivian Evans (Seal)  
VIVIAN EVANS

James G. Evans (Seal)  
JAMES G. EVANS

Vivian Evans (Seal)  
VIVIAN EVANS, as Executrix under the will of FRED F. MULLINS, Deceased

STATE OF ALABAMA  
JEFFERSON COUNTY

Ethel Mullins (Seal)  
ETHEL MULLINS

Patti Sue Donaldson (Seal)  
PATTI SUE DONALDSON

Frank W. Donaldson (Seal)  
FRANK W. DONALDSON

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ethel Mullins, a widow, Patti Sue Donaldson & husband, Frank W. Donaldson, Vivian Evans & husband, James G. Evans and Vivian Evans, Executrix under the will of Fred F. Mullins, deceased, 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 11 day of August, A. D., 1978  
under the will of Fred F. Mullins, deceased, Robert O. Driggers, Notary Public.