

✓ Daniel M. Spitler, Attorney
1970 Chandalar South Office Park
Pelham, Alabama 35124

727

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 Five Thousand Nine Hundred Eighty and No/100-----DOLLARS

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

James N. Vincent and wife, Bettye A. Vincent

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

Tom H. Chiles and wife, Deborah H. Chiles

(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:

19780816000108320 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/16/1978 12:00:00AM FILED/CERT

Lot 21, in Block 1, according to the Survey of Cahaba Valley Estates, First Sector, as recorded in Map Book 5, Page 84, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Jefferson Federal Savings & Loan Association, recorded in Mortgage Book 373, Page 244, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

\$1,980.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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:

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 and seal, this 14th day of August, 1978.

WITNESS:

Deed 4.00 Secnty. 381-767
Rec. 1.50
Ind. 1.00
6.50

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

James N. Vincent

Bettye A. Vincent

State of ALABAMA

INTO AUG 16 AM 8:47

SHELBY

COUNTY

General Acknowledgement

JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James N. Vincent and wife, Bettye A. Vincent 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of August A. D., 1978.

Form 3091

Notary Public

Daniel M. Spitler