

403

THIS INSTRUMENT PREPARED BY:

Jack W. Monroe, Jr., Attorney at Law

2028 Kentucky Ave., Birmingham, Alabama

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 -----EIGHT THOUSAND AND NO/100 (\$8,000.00)----- DOLLARS
AND THE ASSUMPTION OF THAT CERTAIN MORTGAGE CITED BELOW

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

HELEN F. ROSSER, a single woman,

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

WAYLAND C. SCHUFFERT and wife, CHARLOTTE L. SCHUFFERT

(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 72, according to Survey of Deer Springs Estates, First Addition, as recorded in Map Book 5, Page 55, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on, and under subject property.

Easements and building line as shown on recorded map.

The Grantees herein agree to assume that certain mortgage executed by Helen F. Rosser, to Jefferson Federal Savings and Loan Association of Birmingham, recorded in Mortgage Book 369, Page 410.

\$5,700.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



19780912000122790 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/12/1978 12:00:00AM FILED/CERT

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

1978 SEP 12 AM 8:40

Judge of Probate

Deed tax - 250
Rec. 150
100
500

See mtg. 382-860

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, I have hereunto set My hand and seal, this 5th day of September, 1978.

WITNESS:

Helen F. Rosser
Helen F. Rosser

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned authority Helen F. Rosser, a Notary Public in and for said County, in said State, hereby certify that 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 5th day of September

Form 3091

Jack W. Monroe

Notary Public