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This instrument was prepared by

(Name) LARRY L. HALCOMB, Attorney at Law

(Address) 3512 Old Montgomery Highway, Homewood, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty five thousand and no/100 (\$35,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Harford Walter Capps, a single man and Melinda C. Capps, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto Phillip J. Sulzby and Janet L. Marljar

(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 Oakdale Estates as recorded in Map Book 5 page 98 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1978.

Subject to easements, building lines and rights of way of record.

Subject to restrictions of record.

19781003000133530 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
10/03/1978 12:00:00AM FILED/CERT

\$33,250.00 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 ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 29th day of September, 1978

WITNESS:  
STATE OF ALA. SHELBY CO.  
COUNTY THIS  
DEED WAS FILED  
(Seal)  
OCT -3 AM 9:42  
(Seal)  
JUDGE OF PROB. (Seal)

Harford Walter Capps (Seal)  
HARFORD WALTER CAPPS  
Melinda C. Capps (Seal)  
MELINDA C. CAPPS  
(Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

Deed 2.00 Acnty. 383-642  
Rec. 1.50  
Sub. 1.00  
4.50  
General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Harford Walter Capps, a single man and Melinda C. Capps, a single woman whose name ~~S~~ 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 29th day of September, A. D., 1978

Larry L. Halcomb (Signature)  
LARRY L. HALCOMB  
Notary Public

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