

This instrument was prepared by

(Name) William T. Mills II, Attorney 1876

(Address) # 2 Office Park Circle, Birmingham, Alabama 35223

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and other good and valuable considerations

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

William M. Frederick and Jane Frederick, individually and as husband (herein referred to as grantors) do grant, bargain, sell and convey unto and wife,

Phillip M. Deese and wife, Melissa D. Deese (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 2, according to the survey of Kingridge Subdivision, as recorded in Map Book 6, Page 87, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights of way of record.

Grantees further agree to assume and promise to pay that certain mortgage in favor of Engel Mortgage Company recorded in Volume 377, Page 744, in the Probate Office of Shelby County, Alabama, transferred to First National Bank of Birmingham recorded in Misc. Vol. 25, Page 282, in said Probate Office.

19781018000139810 1/2 \$.00
Shelby Cnty Judge of Probate, AL
10/18/1978 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 25th day of September, 1978

WITNESS:

(Seal)
(Seal)
(Seal)

William M. Frederick (Seal)
Jane Frederick (Seal)
(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William M. Frederick 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 has executed the same voluntarily on the day the same bears date.

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

DUNN, PORTERFIELD, SCHOLL & CLARK

#2 OFFICE PARK CIRCLE
POST OFFICE BOX 7688-A

BIRMINGHAM, ALABAMA

35223

My Commission Expires Feb. 15, 1981

Notary Public.

State of Alabama
Shelby County)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jane Frederick 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 has executed the same voluntarily on the day the same bears date.

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

[Signature]
Notary Public
My Commission Expires 12/18/1981

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

1978 OCT 18 AM 8:54

Thomas C. Hamilton, Jr.
JUDGE OF PROBATE

Deed 7.50
Rec. 3.00
Ind. 1.00
11.50



19781018000139810 2/2 \$.00
Shelby Cnty Judge of Probate, AL
10/18/1978 12:00:00AM FILED/CERT

BOOK 315 PAGE 688

RETURN TO

Post Office Box 1000
P. O. Box 1000
Birmingham, AL 35202

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINT
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE C

Title Insurance
BIRMINGHAM, ALA.