



american title insurance company

This instrument was prepared by 2119 3RD AVENUE NORTH • BIRMINGHAM AL 35203 • (205) 254-8500

Notary Public, David A. Williams, Jr., 605 City Federal Building (Address) Birmingham, Alabama 35203

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

STATE OF ALABAMA Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Four Thousand Five Hundred and no/100 DOLLARS

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

David A. Williams and wife, Vicki H. Williams (herein referred to as grantors) do grant, bargain, sell and convey unto

Stevie D. Fant and Patty Fant

(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 22, according to Oakdale Estates as recorded in Map Book 5, Page 98, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Current Taxes.
2. 30 foot building line, 10 foot easement on rear and east as shown by recorded map.
3. Restrictions contained in Misc. Volume 1, page 191 in the Probate Office of Shelby County, Alabama.
4. Easement to Alabama Power Company recorded in Volume 275 Page 428 in said Probate office.
5. 30 foot easement to Shelby County, Alabama recorded in Volume 299 page 515 in said Probate Office.

\$33,800.00 of the above recited purchase price was paid from a mortgage loan executed simultaneously herewith.



19781228000170880 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/28/1978 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 13th day of December, 1978

WITNESS:

(Seal) David A. Williams, Jr.
(Seal) Vicki H. Williams
(Seal) Stevie D. Fant
(Seal) Patty Fant

David A. Williams (Seal)
Vicki H. Williams (Seal)

STATE OF ALABAMA Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David A. Williams and wife, Vicki H. Williams 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 13th day of December, 1978