

This instrument was prepared by

(Name) Michael F. Bolin

(Address) 933 Frank Nelson Building, Birmingham, Alabama 35203

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 Fifty Three Thousand and NO/100 DOLLARS (\$53,000.00)

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

John L. Bearden, Jr. and wife Cathy Nix Bearden

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

Robert J. Wilson and wife Teresa R. Wilson

(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 24, according to the Survey of Little Oak Ridge Estates, Second Sector, as recorded in Map Book 5, Page 39, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes due in the year 1979.

35 foot building line as shown by recorded map.

10 foot easement on East and 7.5 foot easement on West and South as shown by recorded map.

Right of way to Alabama Power Company and Southern Bell recorded in Volume 254, Page 677, in the Probate Office of Shelby County, Alabama.

\$50,350.00 of the purchase price was paid from a mortgage loan closed simultaneously herewith delivery of this deed.

19790103000000920 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/03/1979 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 29th day of December, 1978.

WITNESS:

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

1979 JAN 13 AM 9:42

Thomas A. Swanson, Jr.
JUDGE OF PROBATE

John L. Bearden, Jr.
Cathy Nix Bearden

STATE OF ALABAMA

Jefferson COUNTY

Deed 3.00 Rec. 1.50
Dud. 1.00
3.50
Gen Ack - 387-30
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John L. Bearden, Jr. and wife Cathy Nix Bearden 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 December, A. D., 1978

Notary Public.

Jackson