

This instrument prepared by

(Name) Alan D. Levine(Address) 433 Frank Nelson Building,
Birmingham, Alabama 35204

Jefferson Land Title Services Co., Inc.

316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

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

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

SHELDON MARGULIES and wife TERRY L. MARGULIES

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

SHELDON MARGULIES

(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 10, according to the map and survey of Gentle Forest, as recorded in Map Book 6, page 63 in the Probate office of Shelby County, Alabama. Mineral and mining rights accepted. Grantee herein assumes and agrees to pay the outstanding mortgage on said real estate in the approximate amount of \$74,500.00 said mortgage being recorded in Book 369 Page 698 Probate Office of Shelby County, Alabama



19790129000010990 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/29/1979 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 16th day of January, 1979.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

(Seal)

the University of Alabama in Birmingham

UNIVERSITY STATION, BIRMINGHAM, ALABAMA 35294

JAN 29 AM 8:30

Sheldon Margulies
Neurology Dept.

(Seal)
JUDGE OF PROBATE

Deed .50
Rec. 1.50
Ind. 1.00
3.00

General Acknowledgment

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sheldon Margulies and wife Terry Margulies

whose name 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 16th day of January, 1979

BOOK 317 PAGE 402