

This instrument was prepared by

(Name) LARRY L. HALCOMB, Attorney at Law 143

(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 two thousand and no/100 (\$32,000.00) ----- DOLLARS and the assumption of the mortgage recorded in Volume 341, page 693, Probate Office of Shelby County, Alabama.

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Louis Emric Kulovitz, Jr. and wife, Catherine P. Kulovitz (herein referred to as grantors) do grant, bargain, sell and convey unto

Alexander J. Gravelle and Frances V. Gravelle (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 the survey of Homestead, First Sector, as recorded in Map Book 6, page 9, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1979.

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



19790205000014290 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
02/05/1979 12:00:00AM FILED/CERT

By acceptance of this deed, grantees agree to assume the indebtedness secured by the above mortgage.

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 ~~X~~ (we) do for ~~XXXX~~ (ourselves) and for ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~XX~~ (we) have a good right to sell and convey the same as aforesaid; that ~~XX~~ (we) will and ~~XX~~ (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 1st day of February, 1979

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)

*Louis Emric Kulovitz, Jr.* (Seal)  
LOUIS EMRIC KULOVITZ, JR.

deed fee (Seal) 32.00  
1979 FEB 5 AM 9 29 Rec. 1.50  
Catherine P. Kulovitz (Seal) 1.00  
3450

CATHERINE P. KULOVITZ (Seal)

*Catherine P. Kulovitz* (Seal)

STATE OF ALABAMA }  
JEFFERSON COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Louis Emric Kulovitz, Jr. and wife, Catherine P. Kulovitz 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 1st day of February, A. D., 1979

*Larry L. Halcomb*

*Larry L. Halcomb*  
Notary Public.

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