

This instrument was prepared by

(Name) Bonnie Jennings

(Address) 3101 Lorna Road Birmingham, Ala. 35216

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 Twenty Four Thousand Five Hundred and 00/100 DOLLAR

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

Perry M. Spitzer and Juanita W. Spitzer wife

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

H. Albert Awtrey and Rosemarie J. Awtrey wife

(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:

an undivided one-half ($\frac{1}{2}$) interest in the following described land and property. Lot 5 Block 4 Cahaba Valley Estates Seventh Sector, Map Book 6 Page 82 as recorded in the office of the Judge of Probate of Shelby County, Alabama. Subject to existing easements, restrictions, right of ways, and set back lines of record.

H. Albert Awtrey and Rosemarie J. Awtrey hereby assume and agree to pay one half ($\frac{1}{2}$) of the balance of that certain mortgage made by Perry M. Spitzer and Juanita W. Spitzer to Home Federal Savings & Loan Association in the principal amount of Forty Four Thousand and 00/100 Dollars, dated July 10th, 1977.



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Shelby Cnty Judge of Probate, AL
02/12/1979 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 GRANTEE (their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrance 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 20th day of January, 1978

WITNESS:

STATE OF ALABAMA

(Seal)

6 FEB 12 AM 9 33

(Seal)

(Seal)

JUDGE OF PROBATE

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Bonnie J. Jennings a Notary Public in and for said County, in said State hereby certify that Perry M. Spitzer & Juanita W. Spitzer 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 20th day of January, A. D. 1978

NOTARY PUBLIC

Bonnie J. Jennings
Notary Public.