

This instrument was prepared by

(Name) William H. Halbrooks 380

(Address) 2117 Magnolia Avenue

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty Thousand Nine Hundred and No/100 DOLLARS

And the assumption of the herein described mortgage

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

Roger E. Newman and wife, Susan D. Newman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Ray Coleman, Jr. and wife, Jan M. Coleman
(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 46, according to the survey of Homestead, First Sector, as recorded in Map Book 6, page 9, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

And as further consideration the Grantees herein hereby expressly assume and promise to pay that certain indebtedness secured by that certain mortgage executed by the Grantors herein to Jefferson Federal Savings & Loan Association, and recorded in Volume 352, Page 214, in the afore-said Probate Office, according to the terms and conditions of said mortgage and the indebtedness secured thereby.

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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 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 8th day of February, 1979.

WITNESS:

JEFFERSON COUNTY (Seal)
JAN 11 1979 (Seal)
FEB 12 1979 (Seal)

Roger E. Newman (Seal)
Susan D. Newman (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 Roger E. Newman and wife, Susan D. Newman, 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 8th day of February, A. D., 1979.

CORLEY, HONGNE, KALESCIO & ASSOC.

William H. Halbrooks
Notary Public.