THIS INSTRUMENT PREPARED BY:

405

James J. Odom, Jr.
620 North 22nd Street
Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama
SHELBY COUNTY

Know All Men By These Presents,

That in consideration of Ten Thousand, Five Hundred and no/100---------- DOLLARS and the assumption of the mortgage described below

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

Ronald E. Archer and wife, Connie S. Archer,

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

David E. Thomas and Melinda Thomas

(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 34, according to Survey of Ivanhoe, as recorded in Map Book 6, Page 58, and amended Map of Ivanhoe, as recorded in Map Book 6, Page 70, in Probate Office of Shelby County, Alabama.

SUBJECT TO: 1) Current taxes; 2) 35-foot building set back line from Saxon Lane; 3) Utility easements as shown on recorded map of said subdivision; 4) Restrictive covenants and conditions filed for record on Sept. 16, 1975 in Misc. Book 12, Page 646; 5) Transmission line permits to Alabama Power Co. recorded in Deed Book 103, Page 171, and in Deed Book 220, Page 46, in Probate Office; 6) Permit to South Central Bell recorded in Deed Book 294, Page 581, and permit to Southern Bell Tel. and Tel. Co. and Alabama Power Co. in Deed Book 295, Page 847, in Probate Office.

Grantees herein assume and agree to pay that certain mortgage executed by Ronald E. Arche and wife, Connie S. Archer, to Mortgage Corporation of the South recorded in Mortgage Boo 364, Page 296, in Probate Office of Shelby County, Alabama.

19790309000028980 1/1 $.00
Shelby Cnty Judge of Probate,AL
03/09/1979 12:00:00AM FILED/CERT

$6,185.43 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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:

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 and seal s, this 7th day of March, 1979.

WITNESS:

Deed tax 10.50
1979 MAR -9 PM 1:22
Rec 1.50
1.00
1.00

Judge of Probate

Ronald E. Archer
Ronald E. Archer

Connie S. Archer
Connie S. Archer

State of ALABAMA
JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald E. Archer and wife, Connie S. Archer, 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 7th day of March A. D., 1979.

Form 3091

[redacted] [redacted] [redacted]tary Public