525

american title insurance company

2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL. 35203 • (205) 254-8080

19790313000030790 1/1 $.00
Shelby Cnty Judge of Probate, AL
03/13/1979 12:00:00AM FILED/CERT

This instrument was prepared by

(Name) Robert O. Driggers, Attorney

(Address) 1736 Oxmoor Road, Homewood, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR – AMERICAN TITLE INS. CO., Birmingham, Alabama

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

That in consideration of Twenty Five Thousand Seven Hundred Fifty and No/100-- DOLLARS and the assumption of the hereinafter described mortgage to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Stephen W. Sherman and wife, Delores K. Sherman

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

Raymond Youngman and Margaret J. Youngman

(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 11, Block 2, according to the Survey of Parker's Subdivision as recorded in Map Book 5, Page 27, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:
1. Taxes for the year 1979, a lien but not due and payable until October 1, 1979. (#10-2002085).
2. Easements as shown by recorded map.
3. Easement to Alabama Power Company recorded in Volume 221, Page 665 and Volume 194, Page 59 and Volume 194, Page 47 in the Probate Office of Shelby County, Alabama.
4. Easement to Alabama Power Company and Southern Bell recorded in Volume 253, Page 284 in said Probate Office.
5. Easement to Southern Bell Recorded in Volume 253, Page 820 in said Probate Office.
6. Restrictions recorded in Volume 251, Page 145 in said Probate Office.
7. Flood rights to Alabama Power Company recorded in Volume 28, Page 208 in said Probate Office.

As part of the purchase price and consideration for this deed, the grantees herein assume and agree to pay the indebtedness evidenced by that certain mortgage in favor of First Federal Savings & Loan Association of Bessemer as recorded in Volume 353, Page 436 in the Probate Office of Shelby County, Ala.

BOOK 318 PAGE 356

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 9th day of March, 1979.

WITNESS:

(Seal) Stephen W. Sherman (Seal)
STEPHEN W. SHERMAN

(Seal) Delores K. Sherman (Seal)
DELORES K. SHERMAN

(Seal) (Seal)

THE FALA SHELBY CO. FILED THIS 1979 MAR 13 AM 8 57

Deed 26.00
Rec 1.50
Srch 1.00
28.50

STATE OF ALABAMA
JEFFERSON COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen W. Sherman and wife, Delores K. Sherman 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 9th day of March, A. D., 1979.

[redacted] [redacted] Notary Public [redacted]

B.T. 1