



american title insurance company

This instrument was prepared by 2119 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

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(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 Forty Five Thousand Four Hundred Forty Seven & 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,

DONALD L. WIEDENKELLER and wife, BARBARA E. WIEDENKELLER

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

MICHAEL GROVES and MONICA GROVES

(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 104, according to the Survey of Chandalar South, Second Sector, as recorded in Map Book 6, Page 12, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1979 (Unit #17-3002373).
2. 40 foot building line running back from Chandafern Circle; also a 5 foot easement on the Northerly side of lot as shown on recorded map.
3. Restrictions appearing of record in Misc. Volume 7, Page 260 and Misc. Vol. 7, Page 392.
4. Restrictions as shown on recorded map.
5. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 264, Page 28; Deed Book 285, Page 489 and Misc. Volume 7, Page 591.

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 to Jefferson Federal Savings & Loan Association of Birmingham, recorded in Mortgage Book 371, Page 78.



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Shelby Cnty Judge of Probate, AL
04/09/1979 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 30 day of March, 19 79.

WITNESS:

Joan M. Woodruff

Betty S. Wackter

(Seal)

(Seal)

(Seal)

Donald L. Wiedenkiller

DONALD L. WIEDENKELLER

Barbara E. Wiedenkiller

BARBARA E. WIEDENKELLER

(Seal)

Rec'd 1-50

2nd 1-00

1/1 00

General Acknowledgment

KANSAS

STATE OF XXXXXX

JOHNSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald L. Wiedenkiller and wife, Barbara E. Wiedenkiller

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 30 day of March, A. D., 19 79.

BETHA R. FUNKHOUSER
NOTARY PUBLIC
JOHNSON COUNTY, KANSAS

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