

This instrument was prepared by

(Name) Robert E. Carter, Attorney

(Address) 7901 1st Avenue, South - Birmingham, Alabama 35206

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 One Hundred and no/100 (\$25,100.00) DOLLARS and the assumption of the hereinafter recited mortgage

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

James Paul Stokes and wife, Patricia T. Stokes

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

Lacy C. Cannon and wife, Freda B. Cannon

(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 4, in Block 6, Oak Mountain Estates, Third Sector, according to Map as recorded in Map Book 5, on page 83, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions and right of ways of record.

Subject to advalorem taxes for the year 1979.

The Grantees herein agree to assume and pay that certain mortgage heretofore executed by Maurice Black and Martha C. Black, individually and as husband and wife, to Colonial Mortgage Company as recorded in Mortgage Book 332, Page 497, and transferred and assigned to Federal National Mortgage Association as recorded in Misc. Book 5, Page 766 in the Probate Office of Shelby County, Alabama.

\$17,900.00 was the consideration recited above was the proceeds of a second mortgage loan, closed simultaneously herewith.



19790605000068750 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/05/1979 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 1st day of June, 1979.

WITNESS:

..... (Seal)

..... (Seal)

..... (Seal)

James Paul Stokes (Seal)

James Paul Stokes
Patricia T. Stokes (Seal)
Patricia T. Stokes

STATE OF ALABAMA
JEFFERSON COUNTY

Deed 753
Rec. 130 Security 502-500
Sub 100
General Acknowledgment
10.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Paul Stokes and wife, Patricia T. Stokes 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 1st day of June, A.D., 1979.

Calvin D. Kari
Notary Public

ROBERT E. CARTER, ATTORNEY
P. O. BOX 9114
BIRMINGHAM, ALABAMA 35213

BOOK 319 PAGE 889