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This instrument was prepared by

(Name) James F. Reddoch, Jr., Attorney at Law

(Address) 712 South 29th Street, Birmingham, Alabama 35233

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 Fifteen Thousand Nine Hundred Eighty and 86/100 ---------- DOLLARS ($15,980.86) and the assumption by Grantees of the mortgage described hereinbelow

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

LARRY G. EDWARDS and wife, VICKI D. EDWARDS,

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

DAVID C. ALBANI and LOU ANN G. ALBANI

(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 15, Block 7, according to Oak Mountain Estates, Sixth Sector as recorded in Map Book 5, page 102, in the Probate Office of Shelby County, Alabama.

Subject to:
1) Taxes due in the year 1979 which are a lien but not due and payable until October 1st, 1979.
2) 30 foot building line as shown by recorded map.
3) 7.5 foot easement on rear as shown by recorded map.
4) Restrictions contained in Misc. Volume 1, page 836, in the Probate Office of Shelby County, Alabama.
5) Mineral and mining rights and rights incident thereto recorded in Volume 307, page 653, in said Probate Office.
6) That certain mortgage from Vickie D. Edwards and husband, Larry G. Edwards to Birmingham Federal Savings & Loan Association, filed for record December 21, 1977 and recorded in Volume 372, page 822, in the Probate Office of Shelby County, Alabama, which said mortgage Grantees, by acceptance hereof, expressly assume and agree to pay according to the terms and provisions thereof.

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Shelby Cnty Judge of Probate,AL
09/25/1979 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 day of September, 1979.

WITNESS:

(Seal) (Seal)
Larry G. Edwards (Seal)
(Seal) (Seal)
Vicki D. Edwards (Seal)
(Seal) (Seal)

Rec Fee - 16.00
Mtg Tax 159.80
Int Tax 106.50
SEP 25 PM 8 56

STATE OF ALABAMA
JEFFERSON COUNTY } General Acknowledgment

I, the undersigned JR., a Notary Public in and for said County, in said State, hereby certify that Larry G. Edwards and wife, Vicki D. Edwards, 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 25 day of September A. D., 1979

Notary Public.

JAMES F. REDDOCH, JR.
ATTORNEY AT LAW
712 SO. REET
BIRMINGHAM, ALABAMA 35233