19791120000151310 1/1 $.00
Shelby Cnty Judge of Probate, AL
11/20/1979 12:00:00AM FILED/CERT

This instrument was prepared by

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW 687

(Address) 2163 MONTGOMERY HIGHWAY, PELHAM, ALA. 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

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

That in consideration of FIFTY-SIX THOUSAND FOUR AND 63/100 ---($56,004.63)---------- DOLLARS
($47,004.63 of the above consideration being in the form of mortgage assumed)

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

THEODORE LUDVIK AND WIFE, ROSE LUDVIK

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

JAMES C. BAGLEY, JR. AND WIFE, PAMELA F. BAGLEY

(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 39 according to Woodland Hills, First Phase, Third Sector, as recorded in Map Book 6, Page 7, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes due and payable October 1, 1980.

2. Easements, restrictions, rights of ways, agreements, building lines, mineral and mining rights, if any, of record.

3. Mortgage from Theodore Ludvik and wife, Rose Ludvik to Johnson & Associates Mortgage Co., in the principal amount of $47,500.00 filed for record May 16, 1978 and recorded in Volume 378, page 86, in the Probate Office of Shelby County, Alabama, which grantees assume and agree to pay.

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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 19th day of November, 19 79.

WITNESS:

(Seal) Theodore Ludvik (Seal)
THEODORE LUDVIK

(Seal) Rose Ludvik (Seal)
ROSE LUDVIK

(Seal) (Seal)

Sect. 9.00
Rec. 1.50
Ind. 1.00
11.50

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that THEODORE LUDVIK AND WIFE, ROSE LUDVIK 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 19th day of November, A. D., 19 79

Deborah Manley
(Nee Fleming)
Notary Public.

W. J. WYNN
2163 Montgomery Highway
Pelham, Ala. 35124