

This instrument was prepared by

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW 771

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

19791126000151930 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/26/1979 12:00:00AM FILED/CERT

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 SEVENTY-SIX THOUSAND TWO HUNDRED TWENTY-SIX AND 75/100 DOLLARS (\$53,106.75) 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, WILLIAM OWEN GRACE AND WIFE, ANNA L. GRACE (herein referred to as grantors) do grant, bargain, sell and convey unto

JACK D. HASTY AND WIFE, BETTY J. HASTY (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 5, Block 3, according to the survey of Mission Hills, First Sector, as recorded in Map Book 6, page 47, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes due and payable October 1, 1980.
2. Easements, restrictions, building lines, rights of ways, agreements, mineral and mining rights, if any, of record.
3. Mortgage from William Owen Grace & Anna L. Grace, to Real Estate Financing, Inc. filed for record September 24, 1976 and recorded in Volume 358, Page 284, in the Probate Office of Shelby County, Alabama, which grantees assume and agree to pay.

BOOK 323 PAGE 480

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 16th day of November, 1979

WITNESS: *Notary Public* (Seal) *2350*
Rec - 1.50
1.02 William Owen Grace (Seal)
 WILLIAM OWEN GRACE
2600 Anna L. Grace (Seal)
 ANNA L. GRACE (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM OWEN GRACE AND WIFE, ANNA L. GRACE 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 16th day of November, A. D., 1979

WILLIAM J. WYNN
2163 MONTGOMERY HIGHWAY
PELHAM, ALA. 35124

William J. Wynn
Notary Public.