

This instrument was prepared by

(Name).....James J. Odom, Jr.

(Address).....2154 Highland Avenue, Birmingham, Alabama 35205

831
19791227000165900 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
12/27/1979 00:00:00 FILED/CERTIFIED

Form 1-1-6 Rev. 1-66
WARRANTY DEED. JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Twenty seven thousand seven hundred ninety eight and 12/100 DOLLARS and the assumption of that certain mortgage as set out below to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Robert Hampton Greer and wife, Betty Jo W. Greer

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

Fred L. Pace and wife, Wanda L. Pace

(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 36, according to the Survey of Valley Forge, as recorded in Map Book 6, page 60, in the Probate Office of Shelby County, Alabama. Situated in the Town of Alabaster, Shelby County, Alabama.

SUBJECT TO: (1) Current taxes (2) Restrictive covenants and conditions filed for record on September 23, 1975, in Misc. Book 12, page 756 (3) 50-foot building setback line from West Navajo Drive, which has been violated to the extent of 1.1 feet as shown on survey of Allen Whitley, dated September 20, 1976 (4) Public utility easements as shown by recorded plat, including a 7.5 foot easement on the south side of said lot (5) Permit to South Central Bell Telephone Company, dated July 10, 1975, and recorded in Deed Book 294, page 582 in Probate Office

The grantees herein assume and agree to pay that certain mortgage from Robert Hampton Greer and wife, Betty Jo W. Greer to Engel Mortgage Company, Inc. dated October 6, 1976 and filed for record in the Probate Office of Shelby County, Alabama, on October 8, 1976 in Mortgage Book 358, page 528 securing \$46,900.00 with an approximate balance of \$45,664.34

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 ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 14th day of December 1979

WITNESS:
STATE OF ALA. SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED
1979 DEC 27
AM 10:30
JUDGE OF PROBATE
Robert Hampton Greer (Seal)
Betty Jo W. Greer (Seal)
Betty Jo W. Greer (Seal)
30 50

STATE OF ALABAMA }
JEFFERSON.....COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Hampton Greer and wife, Betty Jo W. Greer 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 14th day of December A. D., 1979

Notary Public.