



american title insurance company

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Shelby Cnty Judge of Probate, AL
01/10/1980 00:00:00 FILED/CERTIFIED

This instrument was prepared by 2119-3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

(Name) John R. Frawley, Jr., Attorney

368

(Address) 5506 Crestwood Blvd. Birmingham, Alabama 35212

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Twenty-Three Thousand Dollars (\$23,000.00) ----- DOLLARS

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

B. G. Griffin and wife, Mary M. Griffin

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

Irvin N. Howell and wife, Betty L. Howell

(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 Two Bentwood Estates lying, situated and being in the SW¼ of the NW¼ of Section Three, Township Nineteen South, Range Two West. Recorded as amended plat "Bentwood Estates" dated October 19, 1979 in Map Book 7, Page 171, in the Office of the Judge of Probate for Shelby County, Alabama.

Subject to all recorded easements and restrictions with the exception of the attached variance and the utility easement described in Map Book 7, Page 168.

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 7 day of January, 1980

WITNESS:

Deed Tax 23.00
Rec'd 150
JAN 10 AM 9:34
JUDGE OF PROBATE (Seal)

Albert G. Griffin (Seal)
B. G. Griffin (Seal)
Mary M. Griffin (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, JAMES F. BURFORD III, a Notary Public in and for said County, in said State, hereby certify that ELBERT G. Griffin and wife, Mary M. Griffin 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 7 day of January, 1980

James F. Burford III