

FRANK K. BYNUM. ATTORNEY

3410 INDEPENDENCE DRIVE. BIRMINGHAM. ALABAMA 35209

WARRANTY DEED. JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

19800111000005380 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
01/11/1980 00:00:00 FILED/CERTIFIED

That in consideration of FORTY ONE THOUSAND THREE HUNDRED THIRTY TWO AND 66/100 (\$41,332.66) AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE, DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, George B. Usnick, Jr. and wife, Dolores M. Usnick

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

Barry N. Key and wife, Judith H. Key

(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 26, according to the Survey of Indian Valley, Second Sector, as recorded in Map Book 5, Page 75, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

As part of the consideration herein, the grantees agree to assume and pay the unpaid balance of that certain mortgage to Home Federal Savings and Loan Association of Birmingham as recorded in Mortgage Book 325, Page 702, in the Office of the Judge of Probate of Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1980 JAN 11 AM 8:46

Deed TAX \$1.50
Rec 1.50
Ind 1.00
\$4.00

Thomas A. Shumaker, Jr.
JUDGE OF PROBATE

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 27th day of December, 1979.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

George B. Usnick, Jr. (Seal)
Dolores M. Usnick (Seal)
_____(Seal)

STATE OF PENNSYLVANIA
ALLEGHENY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George B. Usnick, Jr. and wife, Dolores M. Usnick, 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 27 day of December A. D., 1979

BYNUM AND BYNUM

ATTORNEYS AT LAW

3410 INDEPENDENCE DRIVE

South Park Township, Allegheny County
My Commission Expires Apr. 25, 1982

Notary Public.

