

This instrument was prepared by

(Name) _____
(Address) This instrument was prepared by J. W. Patton, Jr., Stone, Patton & Kierce, Bessemer, Alabama



Jefferson Land Title Services Co., Inc.
318 21ST NORTH • P. O. BOX 10461 • PHONE (205) 328-6400
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

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

19800201000012590 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
02/01/1980 00:00:00 FILED/CERTIFIED

That in consideration of FORTY THOUSAND AND NO/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Phelan Tidwell Barnett and wife, Jewell G. Barnett

(herein referred to as grantors) do grant, bargain, sell and convey unto
Robert N. Green and Margaret G. Green

(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:

The SE 1/4 of NE 1/4 of Section 7, Township 21 South,
Range 4 West. Minerals and mining rights excepted.

Subject to rights of way and easements of record and current year's taxes.

\$30,000.00 of the consideration for this conveyance was furnished through a loan from First Federal Savings and Loan Association of Bessemer, secured by mortgage of this real estate.

\$5,000.00 of the consideration for this conveyance is secured by purchase money mortgage to J. B. Winslett, dated January 31, 1980, such mortgage being nevertheless a second mortgage as therein recited.

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 ~~XXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~XX~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (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 31st day of January, 1980

WITNESS:

Sec. Mtg. 400-316 (Seal)
Sec. Mtg. 400-326 (Seal)

Pay Tax 5.00
Rec. 1.50
Sud 1.00
7.50
STATE OF ALA. SHELBY CO. (Seal)

Phelan Tidwell Barnett (Seal)
Phelan Tidwell Barnett
Jewel G. Barnett (Seal)
Jewel G. Barnett (Seal)

STATE OF ALABAMA 1980 FEB -1 AM 8:37
JEFFERSON COUNTY

General Acknowledgment

I, Charlie Lou Jayne, a Notary Public in and for said County, in said State, hereby certify that Phelan Tidwell Barnett and wife, Jewel G. Barnett, 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 31st day of January, A. D., 1980

Charlie Lou Jayne
Notary Public.

Form ALA-31
Return to: J. W. Patton, Jr.