



american title insurance company

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Shelby Cnty Judge of Probate, AL
03/03/1980 00:00:00 FILED/CERTIFIED

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

(Name) Robert L. Shields, III

(Address) 1900 Crestwood Blvd. Birmingham, Alabama 35210

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 Eleven Thousand Six Hundred Seventy-One and no/100 (\$11,671.00) DOLLARS

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

Raymond R. Brasher, Jr. and wife, Joyce P. Brasher

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

Randall M. Festavan and wife, Deidre Festavan

(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 6, Block 1, according to the survey of Green Valley, as recorded in Map Book 5, Page 94, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to all easements, restrictions and right of ways of record.

The Grantees herein as part of the consideration recited above assume and agree to pay that certain mortgage heretofore executed by Erskine Ramsey Mathis and wife, Doris Mathis to Colonial Mortgage Company as recorded in Volume 362, Page 393 and transferred to Federal National Mortgage Association as recorded in Misc. Volume 20, Page 853, in the Probate Office of Shelby County, Alabama.

\$4,950.00

of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

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 February, 1980.

WITNESS:

STATE OF ALA. SHELBY CO.

1980 MAR -3 AM 9:55

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Raymond R. Brasher, Jr. and wife, Joyce P. Brasher 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 27th day of February A. D., 1980.