

This instrument was prepared by

135

16, 1980

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW

(Address) 3400 Montgomery Highway, Pelham, Alabama 35124

19800506000050930 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
05/06/1980 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty-Seven Thousand and No/100-----DOLLARS  
(\$30,859.83 of the above consideration being in the form of a mortgage assumed.)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
MICHAEL J. SMUTKO and wife, JOANNE H. SMUTKO  
(herein referred to as grantors) do grant, bargain, sell and convey unto

CLIFTON D. MYERS and wife, LAURA W. MYERS,  
(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 7, Block 3, according to the survey of Green Valley Subdivision, as recorded in  
Map Book 5, Page 94, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1980.
2. Easements, building lines, restrictions, rights-of-way, and agreements of record.
3. Mortgage to Citizens Bank and Trust Co., filed for record Sept. 17, 1979, & recorded in Vol. 396, Page 184, in Shelby County, Alabama, which Grantees assume and agree to pay

BOOK 326 PAGE 233

"Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain mortgage made by MICHAEL J. SMUTKO and wife, JOANNE H. SMUTKO, to Citizens Bank and Trust Co., which mortgage is recorded in the Office of the Judge of the Probate Court of Shelby County, Alabama, in mortgage record volume 396, Page 184. And for the same consideration Grantees herein hereby assume the obligations of MICHAEL J. SMUTKO and wife, JOANNE H. SMUTKO under the terms of the instruments and Regulations authorizing, creating, and securing the loan to indemnify the Mortgagee to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned."

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 5th day of May, 1980.

STATE OF ALA. SHELBY CO.

WITNESS: I CERTIFY THIS DEED WAS FILED

1980 MAY -6 AM 9:01

Judge of Probate

1650  
150  
100  
1900

Michael J. Smutko  
MICHAEL J. SMUTKO

Joanne H. Smutko  
JOANNE H. SMUTKO

STATE OF ALABAMA }  
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL J. SMUTKO and wife, JOANNE H. SMUTKO, 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 5th day of May, A. D., 1980.

Notary Public