

This instrument was prepared by

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW

(Address) 3400 MONTGOMERY HIGHWAY, PELHAM, ALABAMA 35124

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 Sixty-Seven Thousand Seven Hundred Seventy-One and 14/100-----DOLLARS (\$55,551.14 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,

IRA C. WILLIAMS and wife, MARILYN C. WILLIAMS,
(herein referred to as grantors) do grant, bargain, sell and convey unto

MURRAY B. FERGUSON and wife, GERALDINE M. FERGUSON,
(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 13, Block 6, according to the survey of Southwind, Second Sector, as recorded in Map Book 6, Page 106, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 1980.
- 2. Building lines, easements, rights-of-way, restrictions and agreements of record.
- 3. Mortgage to Real Estate Financing, Inc., filed for record October 6, 1978, and recorded in Volume 383, Page 867, in Shelby County, Alabama, which Grantees assume and agree to pay.

BOOK 326 PAGE 224

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Shelby Cnty Judge of Probate, AL
05/06/1980 12:00:00 AM FILED/CERT

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.

WITNESS:

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

1980 MAY -6 AM 8:30

Murray B. Ferguson, Jr.
JUDGE OF PROBATE

IRA C. WILLIAMS (Seal)

MARILYN C. WILLIAMS (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

Recd 12.50
Rec. 1.50
Ind. 1.00
15.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that IRA C. WILLIAMS, and wife, MARILYN C. WILLIAMS, 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.