

This instrument was prepared by

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1300 North 19th Street
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Jefferson Land Title Services Co.

318 21ST NORTH • P. O. BOX 10481 • PHONE (205) 322-1111
BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company



19800515000053720 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
05/15/1980 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR- 416

STATE OF ALABAMA

JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Twenty Thousand Five Hundred and no/100----- (\$20,500.00) -- DOLLAR
AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE

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

LEWIS G. McCONNELL and wife, MARY A. McCONNELL

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

JOHN T. BOYD, JR., and wife, SHERON M. BOYD

(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:

Commencing at the NW corner of SE 1/4 of NE 1/4, Section 36, Township 18 South, Range 1 East, the point of beginning; thence North 87 degrees 30 minutes East a distance of 459.60 feet to a point; thence South 69 degrees 15 minutes East a distance of 291.80 feet to a point on the West R.O.W. line of Shelby County Road No. 55; thence Southwesterly along said R.O.W. line a distance of 1,483.30 feet to a point; thence North 2 degrees 30 minutes West a distance of 1,245.70 feet to the point of beginning. Said land being situated in the SE 1/4 of NE 1/4, Section 36, Township 18 South, Range 1 East, Shelby County, Alabama, and containing 10 acres more or less.

Subject to all existing easements and restrictions of record.

Subject to an existing first mortgage held by United Federal Savings & Loan Association as recorded in Mortgage Book 361, Page 377, in the Office of the Judge of Probate of Shelby County, Alabama, having an outstanding balance of approximately \$ 20,900.00, which Grantees assume and expressly agree to pay.

\$10,500.00 of the purchase price recited hereinabove was paid from a mortgage loan closed simultaneously herewith.

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 29th day of April, 19 80

WITNESS:

David P. Stahl

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

(Seal) 1980 MAY 15 AM 9:53

Lewis G. McConnell
Lewis G. McConnell

Mary A. McConnell
Mary A. McConnell

STATE OF PENNSYLVANIA
NORTHUMBERLAND COUNTY }

(Seal) JUDGE OF PROBATE

Deed 11.00
Rec. 1.50
Ind. 1.00
12.50

See mtg - 402-749
General Acknowledgment

I, Penny L. Coup, a Notary Public in and for said County, in said State hereby certify that Lewis G. McConnell and wife, Mary A. McConnell 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 29th day of April, A. D., 19 80

Form AL-31

PENNY L. COUP, Notary Public
Milton, Northumberland Co., Pa.
My Commission Expires Aug. 15, 1983

Penny L. Coup
Notary Public.