

This instrument was prepared by

(Name) William H. Halbrooks

(Address) 1933 Montgomery Highway

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Shelby Cnty Judge of Probate, AL
05/19/1980 00:00:00 FILED/CERTIFIED

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

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Twenty-Two Thousand Five Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James William Wadsworth and wife, Shirlee W. Wadsworth

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

Joe N. Hall and wife, Gloria Taylor Hall

(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 2, according to the survey of Indian Wood Forest, Third Sector, as recorded in Map Book 7, Page 104, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Johnson & Associates Mortgage Company, recorded in Mortgage Book 396, Page 565, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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 ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 15th day of May, 1980

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)
JUDGE OF PROBATE (Seal)
1980 MAY 19 AM 8:43 (Seal)

James William Wadsworth (Seal)
Shirlee W. Wadsworth (Seal)
Shirlee W. Wadsworth (Seal)

STATE OF ALABAMA

Jefferson COUNTY

Deed 22.50 General Acknowledgment
Fee 1.50
Total 25.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James William Wadsworth and wife, Shirlee W. Wadsworth 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 15th day of May, A. D., 1980

William H. Halbrooks
Notary Public.