



american title insurance company

747

This instrument was prepared by 2119-3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080
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(Address) 1610 4th Avenue North, Bessemer, Alabama 35020

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Shelby Cnty Judge of Probate, AL
05/27/1980 00:00:00 FILED/CERTIFIED

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 Three Thousand and no/100-----(\$3,000.00)-----DOLLARS

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

Johnie W. Moore and wife, Betty Gene Moore
(herein referred to as grantors) do grant, bargain, sell and convey unto
Larry Wayne Latham and wife, Mary Alice Latham

(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 number 10, in Block 5, according to Thomas' Addition to the town of Aldrich Map of which was recorded in the Office of the Probate Judge of Shelby County, Alabama, on February 23rd, 1944, in Map Book No. 3, and containing 0.35 acres, more or less, and being known as Dwelling house No. 23 of the former Montevallo Coal Mining Company of Aldrich, Alabama.

This conveyance subject to all easements, restrictions of record and 1980 taxes.

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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 22nd day of May, 1980.

WITNESS: STATE OF ALA. SHELBY CO. I CERTIFY THIS DEED WAS FILED
Deed 3.00 (Seal)
1.30
1.00 (Seal)
5.50
MAY 27 AM 9:13
JUDGE OF PROBATE (Seal)

Johnie W. Moore (Seal)
Betty Gene Moore (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned authority Johnie W. Moore and wife, Betty Gene Moore, a Notary Public in and for said County, in said State, hereby certify that they 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 22nd day of May, A. D., 1980