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Shelby Cnty Judge of Probate, AL
06/24/1980 00:00:00 FILED/CERTIFIED

This instrument was prepared by

(Name) William H. Holbrooks

(Address) 1933 Montgomery Highway

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 Forty-Three Thousand One Hundred Twenty-Eight and 09/100 DOLLARS

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

Albert F. Meadows, an unmarried man

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

R. Phillip Joiner and wife, Vivian N. Joiner

(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 90, according to the survey of Southern Pines, Second Sector, as recorded in Map Book 7, Page 12, in the Probate Office of 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 Real Estate Financing, Inc., recorded in Mortgage Book 382, Page 72 in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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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 (~~years~~) 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, I have hereunto set my hand(s) and seal(s), this 20th day of June, 1980

WITNESS: STATE OF ALA. SHELBY CO. Notary Public
I HEREBY CERTIFY
1980 JUN 24 AM 8:53
See Noty 403 - 446
Rec. 152 (Seal)
Ind. 100
1700 (Seal)

Albert F. Meadows (Seal)
Albert F. Meadows
(Seal)
(Seal)

STATE OF ALABAMA }
Jefferson COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Albert F. Meadows, an unmarried man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of June A. D., 1980

William H. Holbrooks
Notary Public.