

74-24411

This instrument was prepared by

(Name) William T. Mills, II, PORTERFIELD, SCHOLL, CLARK & HARRER, P.A.

(Address) P. O. Box 7688-A, Birmingham, Alabama 35253

Form 1-1-5 Rev. 1-58

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWIERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations

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

WILLIAM L. MARSHALL, III and wife, KAREN B. MARSHALL (herein referred to as grantors) do grant, bargain, sell and convey unto

MICHAEL J. KELLY and wife, CAROLYN K. KELLY

(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 5, in Block 1, according to the Map and Survey of Tahoe Timbers, First Sector, as recorded in Map Book 6, Page 73, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, reservations, rights-of-way, set-back lines, and limitations, if any, of record.

\$ 67,500.00, of the purchase price of \$ 75,500.00, has been paid from mortgage loan closed simultaneously herewith.

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Shelby Cnty Judge of Probate, AL
06/30/1980 00:00:00 FILED/CERTIFIED

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 20th day of June, 1980

WITNESS: [Signatures and seals of witnesses]

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William L. Marshall, III and wife, Karen B. Marshall 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 20 day of June, 1980

Jefferson Land Title Services Co., Inc.

W L Marshall