

This instrument was prepared by

285



19800808000087240 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
08/08/1980 00:00:00 FILED/CERTIFIED

(Name) John N. Ferree, Jr., Attorney at Law

(Address) P. O. Box 1007, Alabaster, Al 35007

Form 1-1-5 Rev. 1-66

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Eight Thousand Seven Hundred Fifty and No/100(\$38,750.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
J. W. CADENHEAD AND WIFE, NANCY P. CADENHEAD

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

STEPHEN M. FARMER, a single man, and MARY E. MCDOWELL, a single woman

(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 7, Block 3, Oak Mountain Estates, according to map recorded in Map Book 5, Page 57 in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

\$37,300.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 327 PAGE 857

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 6th day of August, 1980.

WITNESS:

STATE OF ALABAMA
SHELBY COUNTY

18-0 AUG - 8 AM 10:39
(Seal)

STATE OF ALABAMA
SHELBY COUNTY

Recd 150
Rec. 150
Ind. 1.00
21.00

J. W. CADENHEAD (Seal)

NANCY P. CADENHEAD (Seal)

Secnty. 404-635
General Acknowledgment

I, the undersigned, J. W. Cadenhead and wife, Nancy P. Cadenhead, 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 6th day of August, A. D., 1980.

Notary Public.