



19800811000088180 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
08/11/1980 00:00:00 FILED/CERTIFIED

345



Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

This instrument was prepared by

✓ (Name) Leach, Hampe, Dillard & Ferguson
(Address) 331 Frank Nelson Bldg.
Birmingham, AL 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

The equity value on this property is \$10,600.00

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Dollar (\$1.00) and other good and valuable consideration

to the undersigned grantor, **Merrill Lynch Relocation Management, Inc.** a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Monroe Fields**, a married man

(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:**

Lot 25 except north 22 feet thereof Block 1 according to the survey of Cahaba Valley Estates, First Sector, as recorded in Map Book 5, page 84, in the Probate Office of Shelby County, Alabama.

1. 30 foot building line on northwest and southwest as shown by recorded map.
2. 7.5 foot easement on east as shown by recorded map.
3. Restrictions contained in Volume 272, page 320, in the Probate Office of Shelby County, Alabama.
4. Right of way to Alabama Power Company recorded in Volume 273, page 60, and Volume 274, page 316, in said Probate Office.
5. All minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
6. Grantees assume the mortgage from Edward P. Hoeller and wife, James U. Hoeller to Home Federal Savings & Loan Association of the South, in the principal amount of \$42,000.00 filed for record Feb. 28, 1978 at 9:45 A. M. and recorded in Volume 375, page 177, in the Probate Office of Shelby County, Alabama.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8 day of August 1980
MERRILL LYNCH RELOCATION MANAGEMENT, INC.

ATTEST:

Sam L. V...
Assist Secretary

By

Tommy M. ...
Vice President

STATE OF ALABAMA }
COUNTY OF SHELBY }

2:09

Deed 11.00
Rec. 1.50
Ind. 1.00
13.50

I, the undersigned State, hereby certify that whose name as President of **Merrill Lynch Relocation Management, Inc.** a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 8 day of August 1980.

Form ALA-33



Stephan M. ...
Notary Public

BOOK 327 PAGE 892