

This instrument prepared by

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW

(Address) 8512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35202



19800815000090180 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
08/15/1980 00:00:00 FILED/CERTIFIED

Form 1-15 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 four thousand five hundred and no/100 (\$34,500.00) DOLLARS and the assumption of the mortgage recorded in Mortgage Book 348, Page 394, Probate Office of Shelby County, Alabama.

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Robert K. Tice and wife, Sarah S. Tice (herein referred to as grantors) do grant, bargain, sell and convey unto

R. Michael Floyd and Martha V. Floyd (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 14, according to the map and survey of Homestead, First Sector, as recorded in Map Book 6, Page 9, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1980.

Subject to easements, restrictions, agreements and rights of way of record.

BOOK 327 PAGE 968

\$19,500.00 of the purchase price above was paid from a mortgage filed simultaneously.

by acceptance of this deed, grantee(s) agree(s) to assume the indebtedness secured by the above mortgage.

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 ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 July, 1980

WITNESS:

STATE OF ALABAMA, SHELBY COUNTY (Seal)

Signature of Robert K. Tice (Seal)

Signature of Sarah S. Tice (Seal)

1980 AUG 15 PM (Seal)7

STATE OF ALABAMA
JEFFERSON COUNTY

Deed 15.00
Tice 1.50
Tice 1.00
17.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert K. Tice and wife, Sarah S. Tice 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 22nd day of July, A. D., 1980

Signature of Notary Public (Seal)