

This instrument was prepared by

LARRY L. HALCOMB

ATTORNEY AT LAW

(Name) 3512 OLD MONTGOMERY HIGHWAY

(Address) HOMEWOOD, ALABAMA 35209

Form 1-13 Rev. 1-66

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

723
19800821000092640 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
08/21/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty five thousand three hundred ten and no/100 (\$25,310.00) DOLLARS and the assumption of the mortgage recorded in Volume 348, page 123, 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 Joseph Witcher and wife, Pat Witcher

(herein referred to as grantors) do grant, bargain, sell and convey unto Nancy A. Keller and Lois A. Dutton

(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 26 Block 2, according to Wooddale Third Sector as recorded in Map Book 5, page 133, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1980.

Subject to easements, building lines, restrictions and rights of way of record.

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 ~~x~~ (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 15th day of August, 1980

WITNESS:

(Seal)

AUG 21 AM 9:28

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

Deed 25.50
Rec. 1.50
Ind. 1.00
28.00

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Robert Joseph Witcher and wife, Pat Witcher, 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 15th day of August

Robert Joseph Witcher (Seal)
Pat Witcher (Seal)
P. D. 29 80