



19801119000132100 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
11/19/1980 00:00:00 FILED/CERTIFIED

This instrument was prepared by

(Name) W. Thomas Gaither, Attorney 645
(Address) 438 Carr Avenue, Suite 5 Homewood, AL 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

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

That in consideration of Forty Thousand and No/100 (\$40,000.00) DOLLARS

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

Harold S. Ruttenberg and Lawrence L. Muir
(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 10, according to the survey of Altadena Valley Country Club Sector as recorded in Map Book 4, page 71 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, setback lines, rights of way, limitations, if any, of record.

Grantees assume and agree to pay that certain mortgage to Jefferson Federal Savings & Loan Association of Birmingham, filed for record January 26, 1971 at 8:32 a.m. and recorded in Volume 315, page 908 in the Probate Office of Shelby County, Alabama.

Also subject to mineral and mining rights and rights incident thereto recorded in Volume 4, page 452, in said Probate Office.

BOOK 329 PAGE 827

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 ~~K~~(we) do for ~~ourselves~~(ourselves) and for my (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 ~~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 17th day of November, 1980.

WITNESS:

Notary Seal: STATE OF ALABAMA, SHELBY COUNTY, JUDGE OF PROBATE, W. THOMAS GAITHER, JR.
NOV 19 AM 8:50
(Seal)

Robert Ray Boozer (Seal)
ROBERT RAY BOOZER
Lynda M. Boozer (Seal)
LYNDA M. BOOZER

STATE OF ALABAMA }
JEFFERSON COUNTY }

Deed 40.00
Rec. 1.50
Ind. 1.00
12.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Ray Boozer, and wife Lynda M. Boozer whose name 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 17th day of November

W. Thomas Gaither, Jr.
Notary Public