



19801229000146670 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
12/29/1980 00:00:00 FILED/CERTIFIED

This instrument was prepared by

(Name) Kenneth D. Wallis, Attorney at Law

(Address) Suite 107 Colonial Center, 1009 Montgomery Hwy., South
Vestavia Hills, Alabama 35216

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

STATE OF ALABAMA
Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighty Four Thousand Seventy Four and 34/100----- DOLLARS
(\$84,074.34)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

John A. Young and wife, Juliette Young
(herein referred to as grantors) do grant, bargain, sell and convey unto

Marjorie S. Davenport and James C. Davenport
(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 9, according to the survey of Davenport's Addition to Riverchase
West, Sector 1, as recorded in Map Book 8 pages 9 & 9A in the Probate
Office of Shelby County, Alabama.

Subject to easements of record and current year ad valorem taxes.

Subject to restrictions recorded in Misc. Vol. 14, page 536; Vol. 319,
page 411 and amended by Misc. Vol. 17, page 550, & Misc. Vol. 34, page
549 and Misc. Vol. 35, page 389 & an amendment to the Restrictions recorded
in Misc. Vol. 35, page 689, Misc. Vol. 35, page 393 and Misc. Vol. 36,
page 30, in the Probate office of Shelby County, Alabama.
ALSO Subject to Party Wall agreement recorded in Volume 35, page 606 and
Vol. 35, page 677 in said Probate Office.

The above recited consideration includes the assumption of that certain
Mortgage given by the grantors to Engel Mortgage Company as recorded in
Volume 402, page 155 and having a current principal balance of
\$63,824.34. And a 2nd Mortgage in the amount of \$6,900.00 recorded in
Volume 402, page 635.

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 16th
day of December 1980

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
(Seal)
1980 DEC 29 PM 12:41
(Seal)

John A. Young (Seal)
Juliette Young (Seal)

STATE OF ALABAMA
Jefferson

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that John A. Young and wife, Juliette Young
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 16th day of December A. D., 1980

KENNETH D. WALLIS
ATTORNEY AT LAW
SUITE 107 COLONIAL CENTER
1009 MONTGOMERY HWY. SO.
VESTAVIA HILLS, AL 35216

My Commission Expires May 20, 1983
Notary Public